

Recommendation: **GRANT PERMISSION**

APP/14/00045 Discharge of Condition No. 12 of Planning Permission

3 Proposal

Application for non-material amendment to Planning Permission APP/10/00296 relating to re-positioning of residential refuse store away from western boundary.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

DM10 (Pollution)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 0

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

As this is a non-material amendment application publicity was not required.

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) The impact on the character and appearance of the area
- (iii) The impact on the amenities of nearby properties

(i) Principle of development

7.2 The principle of the mixed use for retail and residential has been established by the grant of planning permission APP/10/00029. The current proposal is for a slight

repositioning of the refuse/recycle store and is considered acceptable in principle.

(ii) The impact on the character and appearance of the area

- 7.3 The refuse/recycle store is positioned within the site and is enclosed by proposed walls of 1.8m height to the north east and west. It would be screened from the south by the proposed building. It is not considered that the very slight re-positioning of the building would have any material impact on the character and appearance of the area.

(iii) The impact on the amenities of nearby properties

- 7.4 To the north of the site is a retail unit and to the west are residential properties. The slight alteration in the siting is not considered to have any material change in impact on nearby properties and residents when compared to the approved siting.

8 Conclusion

- 8.1 In conclusion, the proposed non-material amendment is considered to have a very limited and acceptable impact on the character and appearance of the area, the impact on neighbouring properties and residents is considered acceptable. In conclusion the proposed non-material amendment is considered acceptable and approval is therefore recommended.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00129

(A) subject to the following conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed site and Ground Floor Plan Drawing Number 07180 AL30 Rev H.

Reason: - To ensure provision of a satisfactory development.