

UPDATE FROM CENTRAL AREA COMMITTEE - 20/04/23

After asking questions of the presenting officer and applicant, members debated the application and resolved to support the officer recommendation.

Cllr Wynne asked when development would start if planning permission was granted. The applicant stated that they hoped to start in summer 2023.

Cllr Wynne also asked the applicant to explain the proposed change in tenure, the applicant confirmed that the change was driven by the costs of the development exceeding its final value.

Cllr Clingan expressed concern about car parking provision and asked the officer why the number of car parking spaces was reducing disproportionately to the reduction in the number of new homes and asked what the Council's minimum parking standards are for new development. The presenting officer confirmed that the changes are driven by cost pressures and that the Council has only adopted minimum car parking standards for disabled spaces which are being met and that only maximum standards apply to non-disabled bays. The officer went on to highlight the site's very sustainable location and the need to adopt a balanced approach, particularly in the town centre, to ensure appropriate densities are achieved given the land take associated with high levels of car parking provision.

Cllr Stewart and Cllr Wynne expressed their surprise that affordable housing and open space contributions are not required for viability reasons but accepted the officer's assurance that the viability position was carefully scrutinised before making the recommendation.

Cllr Wynne stated that extensive traffic regulation orders in the vicinity of the site should ensure that no adverse parking impacts would arise.