

PLANNING COMMITTEE DATE: 20 July 2016

APPLICATION NO: F/YR16/0355/F

DESCRIPTION: Erection of 6 x dwellings comprising of: 1 x block of 4 x 2-bed flats, 1 x single storey 1-bed dwelling, 1 x 2-storey 3-bed dwelling and a cycle shelter and bin store involving the demolition of existing dwelling

SITE LOCATION: Land West Of Kinloss, St Johns Chase, March

UPDATE

A set of amended elevational plans have been received from the agent and are currently under re-consultation with the Police Architectural Liaison Officer and the neighbouring properties until 26 July 2016. To date no further comments have been received since the re-consultation was carried out.

These amendments seek to overcome concerns raised by the Police Architectural Liaison Officer and include the following:

- A ground-floor window added to the side elevation of the proposed replacement dwelling;
- Two CCTV cameras shown internally at the top of the open stair well of the proposed block of flats; and
- A window added to the side elevation of the proposed bungalow.

Whilst the amended plans alleviate the concerns with regard to surveillance of vehicles associated with the proposed bungalow and proposed access road, the overall risk of crime and anti-social behavior will still be an issue due to the remote location of the site away from public surveillance from St John's Chase.

Changes to Recommendation

To grant delegated authority to the Head of Service to refuse the application subject to the drafting of a suitably amended refusal reason No.4 following the expiry of the consultation period and no new grounds of objection; noting that -

Comments are awaited from the Police Architectural Liaison Officer and neighbours. Whilst it is likely that the amended plans will overcome elements of refusal reason No.4 it will not overcome the crime and safety concerns in full.

Resolution: Remains as refusal subject to the amendments referred to above and as detailed at Agenda Item 8, pages 59 – 70.