

**MINUTES OF THE MEETING OF THE PLANNING SUB  
COMMITTEE HELD ON THURSDAY, 7TH FEBRUARY, 2019, 7.00  
- 8.10 pm**

**PRESENT:**

**Councillors: Vincent Carroll (Chair), Reg Rice (Vice-Chair), John Bevan, Barbara Blake, Luke Cawley-Harrison, Peter Mitchell, Viv Ross, Preston Tabois and Sheila Peacock**

**266. FILMING AT MEETINGS**

Noted.

**267. PLANNING PROTOCOL**

Noted.

**268. APOLOGIES**

Apologies for absence were received from Councillors Basu, Hinchcliffe, Say and Williams.

Councillors B Blake and Peacock were in attendance as substitutes for Councillors Basu and Williams.

**269. URGENT BUSINESS**

None.

**270. DECLARATIONS OF INTEREST**

None.

**271. MINUTES**

**RESOLVED**

- That the minutes of the Planning Committee held on 12 November 2018 be approved, subject to the following amendment:

“Minute item 247 – Councillor Rice declared that he would be leaving the meeting for the consideration of agenda item 9 – HGY/2018/2351 Hale Wharf – as he was a member of the delegation which had addressed the Planning Committee in objection to the application, where the original application was refused.

- That the minutes of the Planning Committee held on 10 December 2018 be approved.

## **272. CRAWLEY ROAD - PRE-APPLICATION BRIEFING**

The Planning Officer and representatives for the applicant gave a short presentation on early plans for the scheme. This was in the late pre-application stage, and a consultation was due to be carried out with the local community in the next week. The site formed the central part of site allocation SA60, and part of the submission would include the masterplan to show that future developments in the north and south would not be compromised by this application. Majority of the blocks were three storeys, and where the height increased to four storeys, the open end of the site was utilised to minimise the impact on surrounding residential properties.

Officers and the Applicant responded to questions from the Committee:

- The amount of affordable housing available on the development had not yet been submitted. Viability assessments were looking likely to produce a maximum viability of 10%, however if Block A were to be used it could be possible to increase viability to 24%. The requirement to keep a public link through the site would have an effect on viability.
- The development had been assessed as PTAL1, and the proposed parking provision was considered adequate. The garages in the houses would be 6m by 3m, which would fit most cars and have some room for storage.
- A new QRP report had been produced, and the applicant's had addressed the previous issues raised.

The Chair thanked all for attending.

## **273. UPDATE ON MAJOR PROPOSALS**

Members noted the report on major proposals. Emma Williamson advised that the list would be revised to remove the proposals that were not likely to go ahead.

**RESOLVED that the report be noted.**

## **274. APPLICATIONS DETERMINED UNDER DELEGATED POWERS**

**RESOLVED that the report be noted.**

## **275. NEW ITEMS OF URGENT BUSINESS**

None.

## **276. DATE OF NEXT MEETING**

The Chair informed the Committee that there would be a special Planning Sub Committee meeting on 18 February 2019.

CHAIR: Councillor Vincent Carroll

Signed by Chair .....

Date .....