

Committee:	PLANNING APPLICATIONS SUB COMMITTEE		
Date:			
Report Of:	Directors of Housing and Environmental Services		
Contact Officer:	BARRY JAMES	Tel:	4754
Designation:			
Report Title:	SALTRAM CLOSE ESTATE		

1. PURPOSE:

- 1.1 Planning Applications Sub Committee approved the Saltram Close Planning Application on the 12th Sept 2005. The approval committed the Council and it's partners to undertake further consultation and dialogue with the Residents of Saltram Close Housing Estate to finalise interventions on Site A. This report describes the outcome of resident consultation.

2. SUMMARY:

- 2.1 Following resident consultation between 12th Sept and 1 December 2005 a series of workshops and surveys were held with residents. The conclusion of this consultation exercise has resulted in the following changes and omissions to the original scheme approved at PASC on the 12th Sept 2005.
- 2.2
- Omission of the Community Centre (Site A)
 - Revision to access arrangements for emergency services
 - Moves new play area to northern part of existing green area
 - Additional landscaping to car parking area
 - Revision to roof lines of existing residential blocks on Site A

3. RECOMMENDATIONS:

- 3.1 To note the changes to proposals for Site A following resident consultation and that an application to vary the approved scheme will be required.

Report Authorised By:	Shifa Mustafa	(Signature)
	Assistant Director - Planning Environmental Policy & Performance.	

Report Authorised	Julian Higson	(Signature)
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By:

Assistant Director – Housing Strategy & Needs

4.0 ACCESS TO INFORMATION PROVISIONS

5.0 REPORT

- 5.1** Planning Applications Sub Committee granted planning approval to the planning application no HGY/2005/1257 on the 12th September 2005. The Committee also placed an informative on the approval so that the results of detailed consultation with residents on the final list of interventions on Site A would be reported back to Committee.
- 5.2** The period of consultation has been concluded and the final list of interventions on Site A has been agreed with residents. A plan is attached showing the changes. To incorporate these changes into the planning permission an application to vary the layout and condition 13 will be needed. This should be delegated to achieve the timetable, given the consensus now achieved.

6.0 CHANGES

6.1 Community hall

The planning approved scheme provides a community hall at the heart of the central green area. The proposed scheme omitted this new activity following discussions with residents and LBH. The principal reason given by residents for not wishing to include the community centre on site A is a perception from a majority of residents that the community centre would attract users from outside of the estate and thereby increase the amount of anti social behaviour on the estate.

6.2 Access:

Both schemes are based on the creation of a new vehicular access on the North edge of the estate. The planning approved scheme shuts the existing vehicular underpass below blocks B/C but keeps the existing pedestrian underpass. The proposed scheme keeps fire engine access to the centre of the estate (reinforced green paving) but shuts both underpasses below blocks B/C while pedestrian access is still provided from Colsterworth Close and the car park on the south boundary. The sale of Site B will need to reserve the necessary rights of access to Servite after building the new road so that all users in the estate have access and contribute.

6.3 Central Green and play areas:

Following consultation with residents the new play area will be located on the southern end of the existing central green area. This is shown on the plan. The Housing Association tenants and lessees will have a right for under five children to use the Play Area.

6.4 Car parking and Garages

The proposed scheme keeps the linear car park as in the original planning approved scheme but now includes additional hard landscaping.

The outcome of consultation with residents has led to the omission of infill housing on the over ground garages on site A. The reduction in new dwellings will be eleven (11). The proposed scheme keeps the garages (as discussed with the residents) but garage doors and deck walling are redesigned as well as the ramped access. Deck access is also planned to allow for a greener journey towards the existing residential units.

6.5 Blocks B/C:

The proposed scheme demolishes the central undercroft car park and deck. These spaces are used to provide a semi-private path with private gardens on either side. Access to upper units is provided by external stairs.

6.6 Infill constructions to the existing undercroft accesses:

The proposed scheme uses these opportunity areas to break the monotony of the existing by adding taller volumes to Block B and wider units to Block C (both areas)

6.7 Roof Lines:

The proposed scheme provides a new roof line (brise-soleil) in order to re-establish a clearer mass hierarchy to blocks A, B and C. A new softer design also applies to the front gardens and public space.

Saltram Close Housing Estate – Site A proposed amendments

