



Haverling

LONDON BOROUGH

PLANNING COMMITTEE AGENDA

7.30 pm

**Thursday
11 March 2021**

VIRTUAL MEETING

Members 8: Quorum 3

COUNCILLORS:

**Conservative Group
(4)**

Robby Misir (Chairman)
Carol Smith (Vice-Chair)
Philippa Crowder
Matt Sutton

**Residents' Group
(1)**

Stephanie Nunn

**Upminster & Cranham
Residents Group'
(1)**

John Tyler

**Independent Residents
Group
(1)**

David Durant

**Labour Group
(1)**

Paul McGearry

For information about the meeting please contact:

**Taiwo Adeoye - 01708 433079
taiwo.adeoye@onesource.co.uk**

**To register to speak at the meeting please call 01708 433100
before Tuesday 11 March 2021.**

Protocol for members of the public wishing to report on meetings of the London Borough of Havering

Members of the public are entitled to report on meetings of Council, Committees and Cabinet, except in circumstances where the public have been excluded as permitted by law.

Reporting means:-

- filming, photographing or making an audio recording of the proceedings of the meeting;
- using any other means for enabling persons not present to see or hear proceedings at a meeting as it takes place or later; or
- reporting or providing commentary on proceedings at a meeting, orally or in writing, so that the report or commentary is available as the meeting takes place or later if the person is not present.

Anyone present at a meeting as it takes place is not permitted to carry out an oral commentary or report. This is to prevent the business of the meeting being disrupted.

Anyone attending a meeting is asked to advise Democratic Services staff on 01708 433076 that they wish to report on the meeting and how they wish to do so. This is to enable employees to guide anyone choosing to report on proceedings to an appropriate place from which to be able to report effectively.

Members of the public are asked to remain seated throughout the meeting as standing up and walking around could distract from the business in hand.

DECLARING INTERESTS FLOWCHART – QUESTIONS TO ASK YOURSELF



AGENDA ITEMS

1 CHAIRMAN'S ANNOUNCEMENTS

The Chairman would remind members of the public that Councillors have to make decisions on planning applications strictly in accordance with planning principles.

The Chairman would also remind members of the public that the decisions may not always be popular, but they should respect the need for Councillors to take decisions that will stand up to external scrutiny or accountability.

Would members of the public also note that they are not allowed to communicate with or pass messages to Councillors during the meeting.

2 APOLOGIES FOR ABSENCE AND ANNOUNCEMENT OF SUBSTITUTE MEMBERS

(if any) - receive.

3 DISCLOSURE OF INTERESTS

Members are invited to disclose any interest in any of the items on the agenda at this point of the meeting.

Members may still disclose any interest in an item at any time prior to the consideration of the matter.

4 PROTOCOL ON THE OPERATION OF PLANNING COMMITTEE MEETINGS DURING THE COVID-19 PANDEMIC RESTRICTIONS (Pages 1 - 4)

Protocol attached to be noted by the Committee.

5 MINUTES (Pages 5 - 6)

To approve as a correct record the minutes of the meeting of the Committee held on 11 February 2021 and to authorise the Chairman to sign them.

6 APPLICATIONS FOR DECISION (Pages 7 - 10)

See attached document

7 P1091.20 - HAREFIELD MANOR HOTEL, 33 MAIN ROAD, ROMFORD RM1 3DL
(Pages 11 - 18)

Report attached.

Andrew Beesley
Head of Democratic Services

This page is intentionally left blank



LONDON BOROUGH OF HAVERING

PROTOCOL ON THE OPERATION OF PLANNING COMMITTEE MEETINGS DURING THE COVID-19 PANDEMIC RESTRICTIONS

1. Introduction

In accordance with the Local Authority and Police Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panels Meetings (England and Wales) Regulations 2020, all Planning Committee hearings held during the Covid-19 restrictions will take place using a 'virtual' format. This document aims to give details on how the meetings will take place and establish some rules of procedure to ensure that all parties find the meetings productive.

2. Prior to the Hearing

Once the date for a meeting has been set, an electronic appointment will be sent to all relevant parties. This will include a link to access the virtual meeting as well as guidance on the use of the technology involved.

3. Format

For the duration of the Covid-19 restrictions period, all Planning Committee meetings will be delivered through conference call, using Zoom software. This can be accessed using a PC, laptop or mobile/landline telephone etc. and the instructions sent with meeting appointments will cover how to do this.

4. Structure of the Meeting

Although held in a virtual format, Planning Committee Meetings will follow the standard procedure with the following principal stages. Committee Members may ask questions of any party at any time. Questions are however, usually taken after each person has spoken.

- The Planning Officer presents their report (no time limit).
- Objectors to the application make their representations. Parties who are speaking should not repeat the information, which they have already given in writing in their representation. However, they will be able to expand on the written information given, provided the information remains relevant (3 minutes per registered objector).
- The applicant responds to the representations made (3 minutes).
- The Councillor who has called in the application (3 minutes).
- Ward Councillors for the area affected by the application (3 minutes per Councillor).
- The Planning Officer will then present a summary of the material planning considerations (no time limit).
- The Planning Committee members will then debate the item.

- The Clerk will ask members of the Committee to indicate which way they wish to vote and the Clerk will announce the decision of the Committee.

5. Technology Issues

An agenda setting out the items for the meeting will be issued in advance, to all parties in accordance with statutory timetables. This will include details of the applications together with all representations on the matter. The agenda will also be published on the Council's website – www.havering.gov.uk in the normal way.

All parties should be aware that the sheer volume of virtual meetings now taking place across the country has placed considerable strain upon broadband network infrastructure. As a result, Zoom meetings may experience intermittent faults whereby participants lose contact for short periods of time before reconnecting to the call. The guidance below explains how the meeting is to be conducted, including advice on what to do if participants cannot hear the speaker and etiquette of participants during the call.

Members and the public will be encouraged to use any Zoom video conferencing facilities provided by the Council to attend a meeting remotely. If this is not possible, attendance may be through an audio link or by other electronic means.

Remote access for members of the public and Members who are not attending to participate in the meeting, together with access for the Press, will be provided via a webcast of the meeting at www.havering.gov.uk.

If the Chairman is made aware that the meeting is not accessible to the public through remote means, due to any technological or other failure of provision, then the Chair shall temporarily adjourn the meeting immediately. If the provision of access through remote means cannot be restored within a reasonable period, then the remaining business will be considered at a time and date fixed by the Chairman. If he or she does not fix a date, the remaining business will be considered at the next scheduled ordinary meeting.

6. Management of Remote Meetings for Members

The Chairman will normally confirm at the outset and at any reconvening of a Planning Committee or Cabinet meeting that they can see and hear all participating members. Any Member participating remotely should also confirm at the outset and at any reconvening of the meeting that they can see and hear the proceedings and the other participants.

The attendance of Members at the meeting will be recorded by the Democratic Services Officer. The normal quorum requirements for meetings as set out in the Council's Constitution will also apply to a remote meeting.

If a connection to a Member is lost during a meeting of the Planning Committee, the Chair will stop the meeting to enable the connection to be restored. If the connection cannot be restored within a reasonable time, the meeting will proceed, but the Member who was disconnected will not be able to vote on the matter under discussion, as they would not have heard all the facts.

7. Remote Attendance of the Public

Any member of the public participating in a meeting remotely in exercise of their right to speak at a Planning Committee or other meeting must meet the same criteria as members of the Committee (outlined above) in terms of being able to access and, where permitted, speak at the meeting. The use of video conferencing technology for the meeting will facilitate this and guidance on how to access the meeting remotely will be supplied by the clerk.

8. Etiquette at the meeting

For some participants, this will be their first virtual meeting. In order to make the hearing productive for everyone, the following rules must be adhered to and etiquette observed:

- The meeting will be presided over by the Chairman who will invite participants to speak individually at appropriate points. All other participants will have their microphones muted by the Clerk until invited by the Chairman to speak;
- If invited to contribute, participants should make their statement, then wait until invited to speak again if required;
- If it is possible, participants should find a quiet location to participate in the Zoom meeting where they will not be disturbed as background noise can affect participants.
- The person speaking should not be spoken over or interrupted and other participants will normally be muted whilst someone is speaking. If there are intermittent technological faults during the meeting then the speaker will repeat from the point where the disruption started. Whilst intermittent disruption is frustrating, it is important that all participants remain professional and courteous.

9. Meeting Procedures

Democratic Services Officers will facilitate the meeting. Their role will be to control conferencing technology employed for remote access and attendance and to administer the public and Member interaction, engagement and connections on the instruction of the Chairman.

The Council has put in place a technological solution that will enable Members participating in meetings remotely to indicate their wish to speak via this solution.

The Chairman will follow the rules set out in the Council's Constitution when determining who may speak, as well as the order and priority of speakers and the content and length of speeches in the normal way.

The Chairman, at the beginning of the meeting, will explain the protocol for Member and public participation and the rules of debate. The Chairman's ruling during the debate will be final.

Members are asked to adhere to the following etiquette during remote attendance of the meeting:

- Committee Members are asked to join the meeting no later than fifteen minutes before the start to allow themselves and Democratic Services Officers the opportunity to test the equipment.
- Any camera (video-feed) should show a non-descript background or, where possible, a virtual background and members should be careful to not allow exempt or confidential papers to be seen in the video-feed.
- Rather than raising one's hand or rising to be recognised or to speak, Members should avail themselves of the remote process for requesting to be heard and use the 'raise hand' function in the chat box.
- Only speak when invited to by the Chair.
- Only one person may speak at any one time.
- When referring to a specific report, agenda page, or slide, participants should mention the report, page number, or slide so that all members have a clear understanding of what is being discussed at all times

The Chairman will explain, at the relevant point of the meeting, the procedure for participation by registered public objectors, which will reflect the procedures outlined above. Members of the public must adhere to this procedure otherwise; they may be excluded from the meeting.

For voting, the Democratic Services Officer will ask Members to indicate their vote – either FOR, AGAINST or ABSTAIN, once debate on an application has concluded.

The Democratic Services Officer will clearly announce the result of the vote and the Chairman will then move on to the next agenda item.

Any Member participating in a remote meeting who declares a disclosable pecuniary interest, or other declarable interest, in any item of business that would normally require them to leave the room, must also leave the remote meeting. The Democratic Services Officer or meeting facilitator, who will also invite the relevant Member by link, email or telephone to re-join the meeting at the appropriate time, using the original meeting invitation, will confirm the departure.

10. After the Hearing - Public Access to Meeting Documentation following the meeting

Members of the public may access minutes, decision and other relevant documents through the Council's website. www.havering.gov.uk

For any further information on the meeting, please contact taiwo.adeoye@onesource.co.uk, tel: 01708 433079.

Public Document Pack Agenda Item 5

**MINUTES OF A MEETING OF THE
PLANNING COMMITTEE
Virtual Meeting
11 February 2021 (7.30 - 9.00 pm)**

Present:

COUNCILLORS: 8

Conservative Group	Robby Misir (in the Chair) Carol Smith (Vice-Chair), Philippa Crowder and Matt Sutton
Residents' Group	Stephanie Nunn
Upminster & Cranham Residents' Group	John Tyler
Independent Residents Group	David Durant
Labour	Paul McGeary

Councillor Jan Sargent was also present for parts of the meeting.

35 DISCLOSURE OF INTERESTS

There were no disclosures of interest.

**36 PROTOCOL ON THE OPERATION OF PLANNING COMMITTEE
MEETINGS DURING THE COVID-19 PANDEMIC RESTRICTIONS**

The Committee considered the report and **NOTED** its contents.

37 MINUTES

The minutes of the meeting held on 14 January 2021 were agreed as a correct record and would be signed by the Chairman at a later date.

38 P0528.20 - OCKENDON KENNELS, OCKENDON ROAD

The report before the Committee was to inform that the terms of the planning obligation have changed following a resolution to grant planning permission at an earlier meeting.

Following consideration of the report it was **RESOLVED** to **GRANT PLANNING PERMISSION** subject to the conditions as set out in the report.

The vote for the resolution to grant planning permission was carried by 5 votes to 3.

Councillors Durant, McGeary and Nunn voted against the resolution to grant planning permission.

39 **P1836.17 - PRIORY ROAD**

The Committee noted that the application had been called-in by Councillor Jan Sargent.

With its agreement Councillors Sargent addressed the Committee.

The Committee considered the report and **RESOLVED** to **GRANT PLANNING PERMISSION** subject to the conditions as set out in the report.

The vote for the resolution to grant planning permission was tied at 4 votes in favour and 4 votes against.

The Chairman exercised his casting vote and planning permission was granted.

Those voting in favour of the resolution were Councillors Misir, P Crowder, Smith and Sutton.

Those voting against the resolution were Councillors Durant, McGeary, Nunn and Tyler.

40 **QUARTERLY PLANNING PERFORMANCE - UPDATE**

The Committee considered the quarterly reporting of performance to the planning committees and **RESOLVED** to note the contents of the report.

Chairman

Agenda Item 5

Applications for Decision

Introduction

1. In this part of the agenda are reports on planning applications for determination by the committee.
2. Although the reports are set out in order on the agenda, the Chair may reorder the agenda on the night. Therefore, if you wish to be present for a specific application, you need to be at the meeting from the beginning.
3. The following information and advice only applies to reports in this part of the agenda.

Advice to Members

Material planning considerations

4. The Committee is required to consider planning applications against the development plan and other material planning considerations.
5. The development plan for Havering comprises the following documents:
 - London Plan March 2016
 - Core Strategy and Development Control Policies (2008)
 - Site Allocations (2008)
 - Romford Area Action Plan (2008)
 - Joint Waste Development Plan (2012)
6. Decisions must be taken in accordance with section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004. Section 70(2) of the Town and Country Planning Act 1990 requires the Committee to have regard to the provisions of the Development Plan, so far as material to the application; any local finance considerations, so far as material to the application; and any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the Committee to make its determination in accordance with the Development Plan unless material planning considerations support a different decision being taken.
7. Under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in considering whether to grant planning permission for development which affects listed buildings or their settings, the local planning authority must have special regard to the desirability of preserving the building or its setting or any features of architectural or historic interest it possesses.
8. Under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in considering whether to grant planning permission for development

which affects a conservation area, the local planning authority must pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.

9. Under Section 197 of the Town and Country Planning Act 1990, in considering whether to grant planning permission for any development, the local planning authority must ensure, whenever it is appropriate, that adequate provision is made, by the imposition of conditions, for the preservation or planting of trees.
10. In accordance with Article 35 of the Development Management Procedure Order 2015, Members are invited to agree the recommendations set out in the reports, which have been made based on the analysis of the scheme set out in each report. This analysis has been undertaken on the balance of the policies and any other material considerations set out in the individual reports.

Non-material considerations

11. Members are reminded that other areas of legislation cover many aspects of the development process and therefore do not need to be considered as part of determining a planning application. The most common examples are:
 - Building Regulations deal with structural integrity of buildings, the physical performance of buildings in terms of their consumption of energy, means of escape in case of fire, access to buildings by the Fire Brigade to fight fires etc.
 - Works within the highway are controlled by Highways Legislation.
 - Environmental Health covers a range of issues including public nuisance, food safety, licensing, pollution control etc.
 - Works on or close to the boundary are covered by the Party Wall Act.
 - Covenants and private rights over land are enforced separately from planning and should not be considered.

Local financial considerations

12. In accordance with Policy 6.5 of the London Plan (2015) the Mayor of London has introduced a London wide Community Infrastructure Levy (CIL) to fund CrossRail.
13. Other forms of necessary infrastructure (as defined in the CIL Regulations) and any mitigation of the development that is necessary will be secured through a section106 agreement. Where these are necessary, it will be explained and specified in the agenda reports.

Public speaking and running order

14. The Council's Constitution allows for public speaking on these items in accordance with the Constitution and the Chair's discretion.
15. The items on this part of the agenda will run as follows where there are registered public speakers:

- a. Officer introduction of the development
 - b. Registered Objector(s) speaking slot (3 minutes)
 - c. Responding Applicant speaking slot (3 minutes)
 - d. Ward Councillor(s) speaking slots (3 minutes)
 - e. Officer presentation of the material planning considerations
 - f. Committee questions and debate
 - g. Committee decision
16. The items on this part of the agenda will run as follows where there are no public speakers:
- a. Where requested by the Chairman, officer presentation of the main issues
 - b. Committee questions and debate
 - c. Committee decision


Late information

17. Any relevant material received since the publication of this part of the agenda, concerning items on it, will be reported to the Committee in the Update Report.

Recommendation

18. The Committee to take any decisions recommended in the attached report(s).

This page is intentionally left blank

 Havering LONDON BOROUGH	Planning Committee 11 March 2021
---	---

Application Reference:	P1091.20
Location:	Harefield Manor Hotel, 33 Main Road, Romford RM1 3DL
Ward:	Romford Town
Description:	Variation of condition no.2 (Drawings) of Planning Permission P1866.18 dated 19/02/2019 to allow for amendments to dormers and windows on side elevations (The Proposal is for the addition of lift access and addition of roof accommodation to the annex along with extension to the rear of the annex (2-3 storeys). The Proposal is also for extensions on the first floor to the Main hotel building.)
Case Officer:	Jessica Denison
Reason for Report to Committee:	<ul style="list-style-type: none">• A Councillor call-in has been received which accords with the Committee Consideration Criteria.

1. BACKGROUND

- 1.1. The application has been called in by Councillor Chapman.
- 1.2. The application was considered by members of the Planning Committee at the meeting held on 17 December 2020 where it was deferred to enable a site visit to better understand the relationship of the development and the neighbouring property.
- 1.3. Due to ongoing social distancing measures and travel restrictions related to the Covid-19 pandemic, a decision was taken in consultation with the Chair to use video submissions instead.
- 1.4. Videos were then submitted by the applicant and the main objector which have been shared with the Committee members ahead of the meeting.
- 1.5. The report is now brought back to members with a summary of the response to the above matters set out in the following section of this report.

2 SUMMARY OF 'SITE VISIT' VIDEOS

- 2.1. In response to the above and the areas of concern raised by Planning Committee members the applicant and objector both submitted a video showing the development currently under construction.
- 2.2. The videos provided confirm that what is currently under construction is what is shown on the submitted 'proposed' plans.
- 2.3. It is the officer's opinion that the videos have further demonstrated that the changes sought as part of this amendment application P1091.20 generally fall within the ambit of what was previously approved under P1866.18.
- 2.4. The objections and concerns relating to impact on neighbouring amenity are not considered capable of substantiating a decision to refuse permission.

3 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- 3.1. The proposed amendments are minor, relating only to a single dormer window and roof profile. Although the approved plans showed dormers to every new bedroom on the floor plans, one was not shown on the elevations, so the purpose of this application (following enforcement investigation) was to rectify this and allow each bedroom to have good daylight provided by a dormer. The proposed 'additional' dormer is therefore not 'new' but an update to the proposals reflecting what was intended.
- 3.2. The proposed development would remain adequately designed, and provide a good quality of accommodation. The development would have an acceptable impact on: the streetscene, the amenity of neighbouring properties, the highway, and the road network more generally.

4 RECOMMENDATION

- 4.1. That the Committee resolve to GRANT planning permission subject to the suggested planning conditions.

Conditions

- 1) No part of the roof accommodation shall be occupied until the current dormers are reduced in size in accordance with the approved plans (as set out on page one of this decision notice)
- 2) The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans (as set out on page one of this decision notice)
- 3) All new external finishes shall be carried out in materials to match those of the existing building(s) to the satisfaction of the Local Planning Authority.
- 4) Prior to occupation a scheme for any new plant or machinery shall be submitted to the local planning authority to achieve the following standard. Noise levels expressed as the equivalent continuous sound level LAeq (1 hour) when calculated at the boundary with the nearest noise sensitive premises shall not exceed LA90 -10dB and shall be maintained thereafter to the satisfaction of the Local Planning Authority.

- 5) All proposed hard and soft landscaping shall be carried out as shown on previously approved plan 2881_PL118 as part of condition discharge application Q0310.19. All planting, seeding or turfing comprised within the scheme shall be carried out in the first planting season following completion of the development and any trees or plants which within a period of 5 years from completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local Planning Authority.
- 6) The vehicle cleansing facilities to prevent mud being deposited onto the public highway during construction works shall continue to be provided on site in accordance with previously approved plans 2881_PL115A and 2881_PL117 as part of condition discharge application Q0310.19. The approved facilities shall be retained thereafter and used at relevant entrances to the site throughout the duration of construction works. If mud or other debris originating from the site is deposited in the public highway, all on-site operations shall cease until it has been removed.
- 7) The development hereby permitted shall continue to be carried out in accordance with the previously approved Construction Method Statement prepared by Dovetail Architects Ltd, dated July 2019 as part of condition discharge application Q0310.19.
- 8) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, no window or other opening (other than those shown on the submitted and approved plan) shall be formed in the northern or eastern flank walls of the main building hereby permitted, unless specific permission under the provisions of the Town and Country Planning Act 1990 has first been sought and obtained in writing from the Local Planning Authority.
- 9) All building operations in connection with the construction of external walls, roof, and foundations; site excavation or other external site works; works involving the use of plant or machinery; the erection of scaffolding; the delivery of materials; the removal of materials and spoil from the site, and the playing of amplified music shall only take place between the hours of 8.00am and 6.00pm Monday to Friday, and between 8.00am and 1.00pm on Saturdays and not at all on Sundays and Bank Holidays/Public Holidays.

Informatives

- 1) Statement Required by Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015: No significant problems were identified during the consideration of the application, and therefore it has been determined in accordance with paragraphs 186-187 of the National Planning Policy Framework 2012.

5 PROPOSAL AND LOCATION DETAILS

Proposal

- 5.1. The application is seeking planning permission for a variation of condition no.2 (Drawings) of Planning Permission P1866.18 dated 19/02/2019 to allow for amendments to dormers and windows on side elevations.
- 5.2. The submitted plans under assessment seek to amend the elevation drawings to show:
 - Additional dormer window (total of 5 instead of 4 previously shown)
 - Additional height to the lower crown roof (300-400mm) to better align with the existing roof
 - Revised location of chimneys

Site and Surroundings

- 5.3. 'Harefield Manor Hotel' is split across two buildings at No. 33 Main Road and No. 48 Main Road.
- 5.4. The main building, which is the subject of this application, is located at No.33 Main Road, on the corner of Pettits Lane. The 3-storey building is finished in face brick with a pitched roof and has been extended on numerous occasions over the years.
- 5.5. The annexe building at No. 48 Main Road, is located diagonally opposite on the junction with Erroll Road and will not be affected as part of this proposal.

Planning History

- 5.6. P1866.18 was granted approval on 19 February 2018. The description states 'The Proposal is for the addition of lift access and addition of roof accommodation to the annex along with extension to the rear of the annex (2-3 storeys). The Proposal is also for extensions on the first floor to the Main hotel building'.
- 5.7. Enforcement case ENF/458/20 was created in July 2020 noting that the roof and dormers of the development were not being built in accordance with plans.
- 5.8. Revised plans have been submitted in response as part of planning application P1091.20 to address the issues raised.
- 5.9. It is noted that a section 73 application, if consented, would result in a new permission, therefore regard must be given to the extant consent in regard to conditions.
- 5.10. Planning Permission P1866.18 imposed nine (9) conditions, five (5) of which have been brought forward as set out in proposed condition No.'s 2, 3, 4, 5 and 6 in Section 2 (Recommendation) above.
- 5.11. Three (3) conditions (relating to Landscaping, Wheel Washing and Construction Methodology) were discharged as part of application Q03110.19, with the remaining one (1) condition relating to construction starting within 3 years, which it has.

6 CONSULTATION RESPONSE

- 6.1. The views of the Planning Service are expressed in section 6 of this report, under the heading “MATERIAL PLANNING CONSIDERATIONS”.
- 6.2. The following were consulted regarding the application:

LB Havering Street Management (Highways)
LB Havering Waste and Recycling
Romford Civic Society
Heritage Consultants (Place Services)
Thames Water

- 6.3. All had previously been consulted as part of the application P1866.18 and provided no further comments as part of this amendment application.

7 LOCAL REPRESENTATION

- 7.1. A total of 105 neighbouring properties were notified about the application and invited to comment. The first consultation period included 33 neighbours, with responses required by 1st September 2020. Re-consultation was required as some neighbours were missed given the odd arrangement of the site(s), and a second consultation including 72 neighbours was carried out, with responses required by 5th November 2020.
- 7.2. The number of representations received from neighbours, local groups etc. in response to notification and publicity of the application were as follows:
- 7.3. No of individual responses: 14, of which: 13 objected, and 1 was a Councillor comment.
- 7.4. The following Councillor made representations:
- Councillor Joshua Chapman objected on the following grounds:
 - That the revision is overbearing to neighbours and the surrounding properties.
 - There is also a query surrounding the height of the windows, which may create overlooking and would like the chance to explore this more fully at committee.

Representations

- 7.5. The following issues were raised in representations that are material to the determination of the application, and they are addressed in substance in the next section of this report.

Objections

- 7.6. It must be noted that officers can only take into account comments that concern relevant material planning considerations and not those based on personal dislikes, grievances, land disputes, values of properties, covenants and non-planning issues associated with nuisance claims and legal disputes, etc.

- 7.7. As such, the comments on the application can be summarised below:

- Point 1 - Cramped overdevelopment of site
- Point 2 - Detrimental impact upon the character and appearance of the area
- Point 3 - Increased noise disturbance and light pollution
- Point 4 - Overlooking and loss of privacy
- Point 5 - Loss of amenity and light afforded to neighbouring residents
- Point 6 - Lack of adequate parking provision
- Point 7 - Misleading and unclear submitted information

8 MATERIAL PLANNING CONSIDERATIONS

- 8.1. The main planning issues raised by the application that the committee must consider are:

- Built Form, Design and Street Scene Implications
- Impact on Neighbouring Amenity
- Transport
- Other Planning Issues

Built Form, Design and Street Scene Implications (Points 1 and 2)

- 8.2. The proposed 'additional' dormer would face into the rear garden and parking area of the subject site, and would not be readily visible from any street. The dormer would be set well within the roof and appear subordinate to the main building.
- 8.3. The 'new' dormer will align with the four other (previously approved) dormers in terms of size and style, and so would fit well within the previously approved design.
- 8.4. The main front (west) elevation to Petits Lane would see the height of the lower crown roof increase from 6.80 to 7.40 metres, the dormer windows height from the ground increase from 6.15 to 6.40 metres and the chimney height above the roof reduced from 2.70 to 2.10 metres. No other changes are proposed to this elevation.

- 8.5. The secondary street (south) side elevation to Main Road would see an introduction of a 0.90 metre gap between the two roof forms. No other changes are proposed to this elevation.
- 8.6. The rear (north) elevation to the garden scene would see the height of the lower crown roof increase from 6.80 to 7.40 metres, the dormer windows height from the ground increase from 6.15 to 6.40 metres and the corrected relocation of the chimney further east, extending 2.10 metres above the roof.
- 8.7. Overall, these changes to both street and garden scenes are considered minimal in the context of the development and would not have a detrimental impact.

Impact on Neighbouring Amenity (Points 3, 4 and 5)

- 8.8. Abutting the site to the east is No.16 Sydenham Close. The proposed 'additional' dormer would face the front garden and driveway area of the neighbour, and be positioned over 10 metres away from the shared boundary. The minor changes to the roof levels and chimney location are similarly setback from the neighbouring property.
- 8.9. It is considered that any potential impact would be directed towards the front garden and driveway area of the neighbouring property, rather than towards any sensitive windows or rear garden private amenity spaces.
- 8.10. After considering the siting of the neighbouring buildings, the orientation of the properties and the extent of the works proposed as part of this amendment application to the main hotel building, officers do not envisage the scheme resulting in an adverse impact upon the level of amenity available in this direction.
- 8.11. Overall, the scale of the proposed works would be relatively minor, and would not warrant specific consideration in relation to neighbouring amenity.

Transport (Point 6)

- 8.12. Traffic and parking were considered in the original approval under P1866.18. The access and parking arrangements are not proposed to change as part of this amendment application. The proposed site plan has not changed.
- 8.13. It is considered that the hardstanding around both the main hotel and the annexe is able to continue to satisfy the requirements of the site.
- 8.14. Furthermore, the Highways consultee has not objected to the scheme on highways grounds, and therefore the development complied with HCS policies DC32 and DC33.

Other Planning Issues (Point 7)

- 8.15. Objectors had questions about the proposal description, as it included the description of P1866.18 within it and so caused confusion.
- 8.16. Planning permission is only sought for variation to drawings regarding the Main Building to allow for amendments to dormers and windows on side elevations, and does not involve any other changes.

- 8.17. Comments were also received regarding 'additional' features to the building. It is noted that the 'conservatory' as shown on the approved plans under P1866.18 has not changed as part of this application. Servicing fittings and fixtures such as air conditioning units and vents are being dealt with by the enforcement team.

Conclusions

- 8.18. All other relevant policies and considerations have been taken into account. It is recommended that planning permission be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION section of this report (section 2).