

**Item No. 10****SCHEDULE B**

<b>APPLICATION NUMBER</b>	<b>MB/09/00195/FULL</b>
<b>LOCATION</b>	<b>LAND AT 16, OLIVER STREET, AMPHILL</b>
<b>PROPOSAL</b>	<b>FULL: ERECTION OF 1 NO. TWO BEDROOM DWELLING, PARKING, DRAINAGE AND ANCILLARY WORKS.</b>
<b>PARISH</b>	Amphill
<b>CASE OFFICER</b>	Clare Golden
<b>DATE REGISTERED</b>	04 February 2009
<b>EXPIRY DATE</b>	01 April 2009
<b>APPLICANT</b>	Mr Lester
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>COUNCILLOR SUMMERFIELD: TOWN COUNCIL REQUEST. OVERBEARING AND ACCESS/HIGHWAYS.</b>
<b>RECOMMENDED DECISION</b>	<b>FULL CONDITIONAL APPROVAL</b>

Deferred application – see Minute No. DM/08/5

that the application be deferred to enable arrangements to be made for a Highways Officer to be present at the next meeting of this Committee to be held at Chicksands on 13 May 2009 and furthermore to ensure that the safer routes to school issue has been considered during the pre-application process.

[Notes (1) In advance of the consideration of the application the Committee were advised of consultation as follows:-

1. Additional comments have been received from the occupiers of 20 Oliver Street on behalf of Nos 8, 10, 18, 20, 27, 27a and 45 Oliver Street, Amphill. They object on the following grounds: Overdevelopment of the site; Highway safety; Impact on the residential amenities of neighbouring properties; and design of the proposed dwelling.

The neighbours have requested that this information be distributed to the Committee Members. This information has been sent to the Committee Members by email.

2. Additional comments have been received by letter from the Applicant's Agent, Woods Hardwick in response to the objections raised by neighbouring properties to this application in respect of: Highways Matters; Construction Traffic; and Urban Design. An Urban Context Plan (16259/1008) identifying areas of infill developments within Amphill has also been submitted.

3. An email has also been received from the Applicant's Agent, Woods Hardwick, challenging scaled measurements referred to in the Officer's report. The Agent has requested that the following correct dimensions are portrayed to the Committee Members should these be questioned.

- Site Location - Para.2; "...good sized rear garden depth of 35 metres..." This scales at 36.2 metres.
- The Application - Para.3; "A distance of 19 metres..." should read 19.6 metres, and "...rear garden area of 10 metres in depth and 11 metres in width..." should read 10.5 metres and 11.5 metres respectively.

Impact on the Residential Amenities of neighbouring properties – Para.3; "...back to front separation of a minimum of 19 metres..." should read 20 metres (21.5 metres at First Floor level). – Para.4; "...which as a result of the 19 metre distance..." should read 20-21.5 metre distance. – Para.5; "...as well as providing a minimum of 110m<sup>2</sup> useable amenity space...". The garden area is 110m<sup>2</sup>. – Para.8; "The rear elevation of No. 18 would be just over 20 metres away from the proposed dwelling..." should read 21 metres.

(2) In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.]