

DCM

PLANNING REPORT

Printed for officer by
Mrs Helen Donnelly on 14 March 2012

Application reference: 11/1581/DD01
FULWELL, HAMPTON HILL WARD

Date application received	Date made valid	Target report date	8 Week date
05.03.2012	06.03.2012	01.05.2012	01.05.2012

Site:

80 High Street, Hampton Hill, TW12 1NY,

Proposal:

Details pursuant to condition nos. 5 and 6 of appeal decision (litter management plan, noise assessment)

Status: Pending Consideration (If status = HOLD please check that all is OK before you proceed any further with this application)

APPLICANT NAME

c/o Agent

AGENT NAME

Mrs Natalie Jarman
Bourne House
Cores End Road
Bourne End
Buckinghamshire
SL8 5AR
United Kingdom

DC Site Notice: printed on and posted on and due to expire on

Consultations:

Internal/External:

Consultee

LBRUT Environmental Health

Expiry Date

28.03.2012

Neighbours:

History: Development Management, Appeals, Building Control, Enforcements:

Development Management

Status: REF

Date:20/08/2003

Application:03/2508/ADV

Erection Of Illuminated Projecting Sign

Development Management

Status: REF

Date:18/04/2011

Application:10/3735/FUL

Change of use from A4 (public house) to A5 (take away), to include ground floor extension to rear. Reposition of associated plant at roof level. New means of access created to upper flat.

Development Management

Status: REF

Date:04/08/2011

Application:11/1581/FUL

Change of use from A4 (public house) to A5 (take away), to include ground floor extension to rear. Reposition of associated plant at roof level. New means of access created to upper flat. (Resubmission with additional justification to address reasons for refusal re planning ref. 10/3735/FUL)

Development Management

Status: PCO

Date:

Application:11/1581/DD01

Details pursuant to condition nos. 5 and 6 of appeal decision (litter

management plan, noise assessment)

Development Management
Status: INSFEE
Date:

Application: 12/0756/ADV
1 no. Fascia Sign, 1 no. Projecting Sign, 1 no. Individual Letters

Appeal
Validation Date:
27.08.2003
Reference:
03/2508

Development Appeal

Appeal
Validation Date:
05.08.2011
Reference:
11/0149/AP/REF

Change of use from A4 (public house) to A5 (take away), to include ground floor extension to rear. Reposition of associated plant at roof level. New means of access created to upper flat. (Resubmission with additional justification to address reasons for refusal re planning ref. 10/3735/FUL)

Enforcement
Opened Date:
10.06.2003
Reference:
03/00213/EN

Enforcement Enquiry

Enforcement
Opened Date:
16.08.2005
Reference:
05/0398/EN/UBW

Enforcement Enquiry

Enforcement
Opened Date:
30.07.2009
Reference:
09/0378/EN/UBW

Enforcement Enquiry

Constraints:

Site, proposal and history:

The property is a vacant two storey building fronting the High Street and was formerly the Jenny Lind public house. Bushy Park is to the rear. The adjoining property to the north is a fairly recent development containing flats, Park View House, above a shop (Budgens). Immediately to the south is an access road leading to a public car park to the rear and on the other side of it is another recent development containing Sainsburys, Costa Coffee and the new Hampton Hill library. The property is a Building of Townscape Merit and is located in a Conservation Area and a Mixed Use Area.

Planning permission has been granted, following an appeal, for A5 (takeaway) use. This application seeks to discharge the following conditions:

No development shall take place until details of measures to be taken to reduce the possibility of litter connected to the premises affecting the surrounding area have been submitted to and approved in writing by the local planning authority. The approved measures shall be put in place prior to the commencement of the use and the approved measures shall continue thereafter.

No development shall take place until an updated noise assessment related to the extract flue and related equipment has been submitted to and approved in writing by the local planning authority. Any works approved as part of the noise assessment shall be carried out prior to the commencement of the use and shall be retained thereafter.

Public and other representations:

.Objection letters have been received from six individuals. One of these does not relate to the matters under consideration. The others consider that the litter collection proposals are insufficient.

Amendment::

A plan showing the proposed litter collection areas has been submitted. This indicates a greater patrol area including within Bushy Park and up to Deerhurst Crescent in the north and Windmill Road to the south.

Professional comments:Noise Assessment

The acoustic report submitted by Cass Allen Associates reference RP01 - 11243 REV _revision dated 22/02/2012, indicates that the cumulative noise impact from the use of the kitchen extraction and other HVA plant will achieve a design criteria equivalent to the consent condition previously recommend by the Environmental Health Officer and is therefore to the satisfaction of the Commercial Environmental Health department and as such the condition maybe discharged.

Litter

The initial proposal was for collections to take place twice daily between Cross Street and Windmill Road (150m). This was not considered adequate, especially since it did not include Bushy Park which was the main concern. A plan has now been supplied showing an expanded area including well in to Bushy Park and up to Deerhurst Crescent in the north and Windmill Road to the south (200m). This coverage is considered acceptable. It has been noted from litter mitigation plans elsewhere that collections may be more frequent, however these cover a smaller area. The collections will take place after the busier times – the

afternoon collection after lunchtime and the morning collection following the previous evening (litter patrols in the park after dark cannot reasonably be requested).

The applicant is informed that for the avoidance of doubt the details approved by this notice are as follows:- Accoustic report submitted by Cass Allen Associates reference RP01 - 11243 REV _revision dated 22/02/2012 and Litter Management Plan submitted on 27th April 2012.

Recommendation:

The determination of this application falls within the scope of Officer delegated powers - YES / ~~NO~~

DCM

I therefore recommend the following:

- 1. REFUSAL
- 2. PERMISSION
- 3. FORWARD TO COMMITTEE

Case Officer (Initials): SOS

Dated: 10/5/12

I agree the recommendation:

(Signature) 11/5/12

~~Team Leader~~ Development Control Manager

Dated: 11/05/12

(Signature)

This application has been subject to representations that are contrary to the officer recommendation. The Development Control Manager has considered those representations and concluded that the application can be determined without reference to the Planning Committee in conjunction with existing delegated authority.

Development Control Manager:

Dated:

REASONS:

CONDITIONS:

INFORMATIVES:

UDP POLICIES:

OTHER POLICIES:

The following table will populate as a quick check by running the template once items have been entered into Uniform

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS:

INFORMATIVES:

ADDITIONAL NOTES CONTINUED FROM ABOVE:

Professional Comments: