

**Planning and Highways Committee**  
**19<sup>th</sup> June 2023**

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**REPORT FOR CIRCULATION**

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**REPORT BY EXECUTIVE DIRECTOR – CITY DEVELOPMENT**

**PURPOSE OF REPORT**

This report is circulated to the Committee. It may include additional information received after the preparation of the Committee Report, which may allow a revised recommendation to be made.

**LIST OF CIRCULATED ITEMS**

**Item 3 – Application 2:**  
**Former Farringdon Hall Police Station, Primate Road (app. ref. 22/00781/FU4)**

Since the preparation of the main agenda report, it has been noted that two of the drawing numbers listed in recommended draft condition 2, which requires the development to be undertaken in accordance with a list of approved plans, are incorrect. The drawing numbers in question are those for the floorplans and elevations for the retail terrace. A revised condition, with the correct plan numbers, is provided below and it is recommended that Members replace the draft condition provided in the main agenda report with the following:

**Condition 2**

*The development hereby granted permission shall be carried out in full accordance with the following approved plans:*

*Site location plan (as amended), drawing no. 7573-SMR-00-ZZ-DR-A-2001-A3 Rev C3*

*Existing site plan (as amended), drawing no. 7573-SMR-00-ZZ-DR-A-2002-A3 Rev C2*

*Proposed site plan (as amended), drawing no. 7573-SMR-00-ZZ-DR-A-2003-A3 Rev C3*

*Site sections plan (as amended), drawing no. 7573-SMR-00-ZZ-DR-A-2004-A3 Rev C2*

*B&M unit elevations (as amended), drawing no. 7573-SMR-01-ZZ-DR-A-*

2103-A3 Rev C3

*B&M unit roof plan (as amended), drawing no. 7573-SMR-01-ZZ-DR-A-2102-A3 Rev C2*

*B&M unit ground floor plan (as amended), drawing no. 7573-SMR-01-ZZ-DR-A-2101-A3 Rev C2*

*Costa unit ground floor plan, drawing no. 7573-SMR-00-ZZ-DR-A-2601-A3 Rev C1*

*Costa unit elevations, drawing no. 7573-SMR-00-ZZ-DR-A-2603-A3 Rev C1*

*Costa unit roof plan, drawing no. 7573-SMR-00-ZZ-DR-A-2602-A3 Rev C1*

*Retail terrace roof plan, drawing no. 7573-SMR-01-ZZ-DR-A-2202-A3 Rev C1*

*Retail terrace floor plan, drawing no. 7573-SMR-01-ZZ-DR-A-2201-A3 Rev C2*

*Retail terrace elevations, drawing no. 7573-SMR-00-ZZ-DR-A-2203-A3 Rev C4*

*Landscape Plan, Bed Planting Plan and Design Description (drawing nos. 825/LA1 and 825/LA2)*

*Tree Protection Plan (section 7.8 of Arboricultural Impact Assessment, Andrew Burden, 4th March 2022)*

*In order to ensure that the completed development accords with the scheme approved and to comply with policy BH1 of the Core Strategy and Development Plan.*

In addition to the above, it has also been noted that the recommendation given on the main agenda report was not correctly worded. The correct recommendation is as follows:

**RECOMMENDATION: GRANT CONSENT** under Regulation 4 of the Town and Country Planning (General Regulations) 1992, subject to completion of s106 agreement, the draft conditions provided in the main agenda report, including the amended draft condition 2 above.

### **Item 3 – Application 4**

#### **6 Eden Villas, Columbia, Washington (app. ref. 23/00707/FUL)**

Subsequent to the preparation of the main agenda report, Officers have given further consideration to the draft list of recommended conditions provided at the end of the report. In addition to the conditions recommended in the main agenda report, it is recommended that Members be minded to impose a further condition, which is designed to manage the hours during which the enlarged practice can operate.

The recommended additional condition (no. 5) is worded as follows:

*5. The premises shall not be operated for the purposes hereby approved outside the following hours:*

*Monday to Friday (except Bank Holidays) 08:00 to 18:00;*

*In order to protect the amenities of the area in accordance with policies HS1 and BH1 of the CSDP.*

It is considered that these hours of operation, which largely align with current hours of practice, are reasonable and will ensure that noise and activity generated by the practice does not take place during unsociable hours.

It is therefore recommended that Members **APPROVE** the application, subject to the list of draft conditions provided in the main agenda report, plus the additional condition (no. 5) as drafted above.

**END OF REPORT**