

## **PLANNING AND HIGHWAYS (WEST) COMMITTEE MEETING - 30<sup>th</sup> MARCH 2021**

### **Additional information for Members**

#### **ITEMS 2 and 3 – APP. REFS. 20/01345/FUL and 21/00206/FUL**

Since the preparation of the main agenda report, further representation has been received from the occupier of 3 Morningside. The following additional concerns and comments have been made:

- Swab tests should not be being carried out in the car parking spaces close to the rear gardens of the properties of Morningside;
- The carrying out of the swab tests is noisy as they are undertaken from idling cars;
- Whilst the two Portakabins used for testing cover 5 no. parking spaces, a total of 13 no. are being used to carry out the swab tests;

The representation also suggests that the objector's representation dated 18<sup>th</sup> March 2021 has not been given proper consideration by the main agenda report. To clarify, the representation from 18<sup>th</sup> March expresses concern around the proximity of the Portakabins to residential properties; that the development 'contravenes' permitted development rights; that the swab testing taking place near to back garden fences is unsafe and to the detriment of the amenity of adjacent properties; and that planning permission should be refused for the second Portakabin given the amenity issues experienced in respect of the operation of the first Portakabin.

It is considered that these issues have already been addressed by the main report, which clearly considers the amenity impacts of the proposed Portakabins and associated activity. To reiterate, however, officers are of the view that any noise arising from the undertaking of swab tests within the car park (from car engines running, persons talking etc.) will be limited and relatively fleeting and takes place against the backdrop of a busy hospital car park. In addition, the testing facilities provided by the 'Portakabins' can only be used during the hours of operation set out by the recommended condition, ensuring testing does not take place during unsociable hours.

The Council's Highways team have raised no concerns regarding the use of parking spaces for the siting of the Portakabins or in relation to testing taking place within parked cars.

Members should also note that any stipulations attached to the 'permitted development' rights for Covid-19 testing facilities (which, in certain circumstances, are temporarily allowing for such facilities to be operated without requiring planning permission from the Local Planning Authority) are not relevant to the consideration of the proposals given that applications for full planning permission is being sought.

Given the above, and for the reasons set out in the main report, the recommendation remains that Members approve the two applications, subject to the conditions set out in the main report.

#### **RECOMMENDATIONS:**

App. ref. 20/01345/FUL – APPROVE, subject to conditions set out in main report

App. ref. 21/00206/FUL – APPROVE, subject to conditions set out in main report