



PLANNING AND DEVELOPMENT COMMITTEE

Date

SUPPLEMENTARY AGENDA

PART 1

4. 22/00965/FPM - 224-230 BEDWELL CRESCENT

To consider demolition of existing semi-detached houses, sea cadets, nursery and scouts buildings to provide 57no new dwellings with associated parking, facilities and landscape. Reconfiguration of existing public car park.

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Planning Committee Supplemental Agenda

Meeting date	3 September 2024
Officer	Ailsa Davis
Agenda Item	4 – 224-230 BEDWELL CRESCENT
Proposal	Demolition of existing semi-detached houses, sea cadets, nursery and scouts buildings to provide 57no new dwellings with associated parking, facilities and landscape. Reconfiguration of existing public car park
Reference	22/00965/FPM
ADDENDUM INFORMATION	

5. CONSULTATIONS

5.1.5 Following the minor positional change to the setting out of plots 1 to 4, reconfiguration of allocated parking for plots 1 to 5 and reconfiguration of affected rear gardens due to clarification of the position/extent of land classed as highway at Bedwell Crescent, the Highway Authority provided updated comments dated 27 August 2024. The comments continued to raise no objection, subject to an additional planning condition requiring detailed technical plans to be submitted and approved in writing by the Local Planning Authority, in consultation with the Highway Authority, which show no more than two side by side parking bays fronting Bedwell Crescent along Plots 1 to 4. The condition has been agreed with the applicant.

7. APPRAISAL

7.12 Biodiversity, Ecology and Protected species

7.12.7 With regards to biodiversity net gain, the proposal would retain the species rich hedgerow located at the north of the site, along with two medium sized trees within the existing carpark area, and five further trees at the western entrance to the site. Created habitats on site would be predominantly urban, comprising developed land and introduced shrub planting however additional areas of both modified and other neutral grassland would also be incorporated. Furthermore, an additional 79 trees are proposed to be planted to compensate loss and contribute to the soft landscaping of the site. Additional linear habitats including hedgerows with and without trees are also proposed. This would result in a net gain of 13.73% habitat units and 11.34% hedgerow units. It is considered that the proposed landscaping in combination with proposed non-metric enhancements would result in an overall gain in biodiversity of benefit to local wildlife.

9. RECOMMENDATIONS

9.3 Authority would be given to the Assistant Director of Planning and Regulation in consultation with the Chair of Planning Committee, to amend or add to the suggested draft conditions set out in this report, prior to the decision notice being issued, where such amendments or additions would be legally sound and most effectively deliver the development that the Planning Committee has resolved to approve. These suggested conditions are as follows:

29 No development above slab level on plots 1 to 4 shall proceed until detailed technical plans are submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority, which show no more than two side by side parking bays fronting Bedwell Crescent along Plots 1 to 4 in accordance with the hereby approved plans. These works shall be constructed to the specification of the Highway Authority and Local Planning Authority's satisfaction and completed before occupation of the dwellings in plots 1 to 4.

REASON:- To ensure the provision of a vehicle accesses and footway is safe, suitable, and sustainable for all highway users.