

Planning Committee

Supplemental Agenda

Meeting date	19 February 2025
Officer	Ailsa Davis
Agenda Item	6 – 9-11 THE FORUM
Proposal	Demolition of the existing buildings and structures and re-development to provide new homes (Use Class C3), flexible commercial floorspace (Use Class E), amenity space, landscaping, new cycle parking, and other associated works
Reference	24/00743/FPM
ADDENDUM INFORMATION	

6. APPRAISAL

6.13 Land Use Considerations

Town Centre Retail Policies

6.13.15 The proposed scheme contributes to this objective by replacing the existing ground floor retail unit, currently occupied by New Look with flexible Class E space at ground floor level including an attractive new frontage onto the Forum. Whilst the proposal would involve the loss of 2,682m² of existing retail floorspace, this is mitigated by the provision of 428.5m² of new flexible Class E floorspace at ground floor level. Class E covers business, service and commercial use within the Town and Country Planning (Use Classes) Order 1987 (as amended), which includes retail and other town centre uses. This flexible space would be designed to accommodate a range of Class E uses, including retail, cafe and flexible working space, thereby maintaining the active frontage and vibrancy of the area.

6.17 Impact on the Environment and Neighbouring Occupiers

6.17.17 The Daylight and Sunlight Assessment, prepared by Development and Light and submitted in support of this application confirms that 92% of the 536 windows assessed in surrounding properties would meet the BRE's recommended levels for Vertical Sky Component (VSC), and 93% of the 314 rooms would comply with the No Sky Line (NSL) guideline. Additionally, all 305 windows subject to sunlight assessment would meet the Annual Probable Sunlight Hours (APSH) standard. The Assessment advises whilst there would be a reduction in daylight for some dwellings, most notably effects beyond the typical BRE parameters to 12 single-aspect, north-facing flats out of a total of 71 flats within Forum Chambers, the report considers this to be commensurate with the emerging development context for the locality and the acceptability of this should be considered as part of the wider planning balance.

7.12 Other Matters

- 7.12.4 The building would provide 50% of the homes as Category 2: acceptable and adaptable dwellings, ensuring that the scheme meets the needs of a wide range of occupants, including those with limited mobility. These accessible and adaptable units would be integrated throughout the development to ensure inclusivity and equal access to all communal facilities. The proposed development would not have any material impact on persons with any of the protected characteristics listed under the Equalities Act.

9. RECOMMENDATIONS

Conditions

1. The development hereby permitted shall be carried out in accordance with the following approved plans:
5PA-B1-00-DR-A-021200; 5PA-B1-00-DR-A-022200; 5PA-B1-01-DR-A-021201; 5PA-B1-01-DR-A-022201; 5PA-B1-02-DR-A-022202; 5PA-B1-07-DR-A-022207 REV 01; 5PA-B1-08-DR-A-022208; 5PA-B1-11-DR-A-022211; 5PA-B1-12-DR-A-022212; 5PA-B1-15-DR-A-022215; 5PA-B1-18-DR-A-022218; 5PA-B1-19-DR-A-022219; 5PA-B1-20-DR-A-022220; 5PA-B1-B1-DR-A-021199; 5PA-B1-B1-DR-A-022199; 5PA-B1-M1-DR-A-022290; 5PA-B1-ZZ-DR-A-042201; 5PA-B1-ZZ-DR-A-042202; 5PA-B1-ZZ-DR-A-042203; 5PA-B1-ZZ-DR-A-042204; 5PA-B1-ZZ-DR-A-042205; 5PA-B1-ZZ-DR-A-042206; 5PA-B1-ZZ-DR-A-042207; 5PA-B1-ZZ-DR-A-042208; 5PA-B1-ZZ-DR-A-052201; 5PA-B1-ZZ-DR-A-052202; XX-00-DWG-L-1000 REV P05; XX-00-DWG-L-2000 REV P05; XX-00-DWG-L-3000 REV P05; XX-00-DWG-L-7000 REV P05; XX-01-DWG-L-1000 REV P05; XX-01-DWG-L-2000 REV P05; XX-01-DWG-L-3000 REV P05; XX-01-DWG-L-7000 REV P05; XX-07-DWG-L-1000 REV P05; XX-07-DWG-L-2000 REV P05; XX-07-DWG-L-3000 REV P05; XX-07-DWG-L-7000 REV P05; XX-11-DWG-L-1000 REV P05; XX-11-DWG-L-2000 REV P05; XX-11-DWG-L-3000 REV P05; XX-11-DWG-L-7000 REV P05; XX-18-DWG-L-2000 REV P05; XX-18-DWG-L-3000 REV P05; XX-18-DWG-L-7000 REV P05; XX-20-DWG-L-1000 REV P05; XX-20-DWG-L-2000 REV P05; XX-20-DWG-L-3000 REV P05; XX-20-DWG-L-7000 REV P05; XX-M1-DWG-L-1000 REV P05; XX-M1-DWG-L-2000 REV P05; XX-M1-DWG-L-3000 REV P05; XX-M1-DWG-L-7000 REV P05; XX-ZZ-DWG-L-1000 REV P05; XX-ZZ-DWG-L-5001 REV P01; XX-18-DWG-L-1000 REV P05; XX-ZZ-DWG-L-1000 REV P05; 5PA-B1-ZZ-DR-A-104201; 5PA-B1-ZZ-DR-A-104202; 5PA-B1-ZZ-DR-A-104203; 5PA-B1-ZZ-DR-A-104204; 5PA-B1-ZZ-DR-A-104205; 5PA-B1-ZZ-DR-A-104206; 5PA-B1-ZZ-DR-A-104207; 5PA-B1-ZZ-DR-A-104208; 5PA-B1-ZZ-DR-A-104209; 5PA-MP-ST-DR-A-001100; 5PA-MP-ST-DR-A-001200; 5PA-MP-ST-DR-A-001201; 5PA-MP-ST-DR-A-001205; 5PA-MP-ZZ-DR-A-041201; 5PA-MP-ZZ-DR-A-041203; 5PA-MP-ZZ-DR-A-041204.
REASON:- For the avoidance of doubt and in the interests of proper planning.