

Supplementary Information Planning Committee on 10 February 2016

Agenda Item 03

Case No. 15/4604

Location	Garages next to and rear of 13-24, Mead Court and Communal Facility & Laundry, Mead Court, Buck Lane, London
Description	Demolition and replacement of existing derelict garages and laundry building with two pairs of 2 storey three bedroom semi-detached houses with associated car parking spaces, realignment of existing path to proposed dwellings, reinstatement of hard-standing as amenity space, landscaping and lighting to the public realm.

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The Committee Site Visit on 6 February 2016 was not attended by any local residents, however Members raised a number of queries. Each of these queries have had a response from the applicants, BHP.

Safety and security of new access from Oak Tree Dell

Close boarded fences are proposed on either side of the area labelled "sloped path" which leads from Oak Tree Dell which results in limited overlooking of this path. This is path is proposed to be an open access to Oak Tree Dell, with bollards to prevent vehicular access. Amendments to the fencing layout to improve overlooking of this path have not been provided since the site visit took place. However, details of fencing are required through condition 3. The issue of safety and security for this path can be addressed by either placing a gate at the boundary with Oak Tree Dell (thus making the path a secure communal access for the two houses) or by removing the fence between the proposed path to the rear gardens and the communal amenity space and by moving the location of the gate to the northern house.

Revision to condition 3 to require revised fencing details.

It is recommended that part (c) of this condition is amended to append "and including revised details of boundary treatments for the path leading from Oak Tree Dell to ensure this path is sufficiently safe and secure".

The proximity of the proposed trees to the new houses and potential damage to the houses in the future

The species of tree and exact locations will be provided within the further details as required by the landscaping condition (Condition 3). BHP have taken on board the concerns raised and will work with their landscape architect and the Councils Tree Officer and Landscape Officer to consider appropriate species and location for the proposed tree.

Other improvements to the estate

A number of improvements have been proposed, including tree planting, other landscaping and improvements to car parking. However, they have confirmed their agreement to additional tree planting and confirmed this can be secured through condition.

Further revisions to condition 3

Condition 3 which requires further details of the proposed landscaping will be revised to include the words "having regard to the proximity of the proposed trees to the new houses" and to refer to the requirement to provide details of additional tree planting within the estate.

Clarification regarding repairs and service charge

Clarification regarding outstanding repairs and works within the estate

BHP have stated that repairs are reported by the Estate Officers when they carry out regular inspections as well as the residents. They have a record of 56 completed communal repairs in the last 12 months and in addition to this, there are currently 10 repairs that are currently awaiting closure on their repairs system

Cyclical repair cycle for the estate

BHP have stated the following in response to this query:

The whole estate was subject to the following works:

- Decent Homes works in 2005/06 to include external and communal decoration, installation of new double glazed windows and painting as necessary
- Cavity Wall insulation in 2014/15
- Fire Safety Works 2015/16
- Further Planned cyclical works are proposed to take place during 2018/19. This will include External and communal decorations, repairs to the roof and repainting as required

Apportionment of service charge

BHP have stated the following in response to this query:

- All residents will be subject to the rent and service charges as per the Councils rent policies. The service charges are made up of a number of elements specific to property, the block and the estate. For shared services such as Grounds Maintenance, Estate Repairs etc., these will be shared equally between all the residents of the estate (including the new homes, so currently where this is being divided by 68 units, subject to approval when the new homes are occupied, this will be divided by 72 to include the four new homes) and therefore, it is anticipated that the cost per property will most likely decrease before inflation etc. is applied.
- There are some elements of the service charges like insurance which will be different for different sized homes. Again, this is all in line with the Councils (approved) policies.

Conclusion

In line with the above queries, conditions 3 and 12 are recommended to be revised as follows:

Condition 3 to now proposed to read:

The areas so designated within the site, between the building elevations and garden boundaries and the site edge, as well as around the proposed car parking areas **and any other communal areas within Mead Court**, shall be landscaped in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority before any works commence on site. **Unless otherwise agreed in writing, the development hereby approved shall not be occupied unless the approved landscape work have been completed in full.**

Such a scheme shall include:-

- (a) all planting including location, species, size, density and number, **having regard to the proximity of the proposed trees to the new houses;**
- (b) areas of hard landscape works including details of materials and finishes. These shall have a permeable construction.
- (c) proposed and any retained boundary treatments, both within the site and along the site boundaries including walls, fencing and retaining walls, indicating materials and height **and including revised details of boundary treatments for the path leading from Oak Tree Dell to ensure this path is sufficiently safe and secure.**
- (d) details of proposed ornamental trees to be planted as part of the scheme, including within the proposed car parking areas, **including details of additional planting within the other communal areas within Mead Court;**

Any trees and shrubs planted in accordance with the landscaping scheme which, within 5 years of planting, are removed, dying, seriously damaged or become diseased, shall be replaced in similar positions by trees and shrubs of similar species and size to those originally planted unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure a satisfactory standard of appearance and setting for the development and to ensure that the proposed development enhances the visual amenity of the locality, in the interests of the amenities of the occupants of the development and to provide tree planting in pursuance of section 197 of the Town and Country Planning Act 1990.

Recommendation: Grant Consent subject to revised condition 3.

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