

**Planning Committee –Tuesday 22 May 2018**

**Update Report of the Head of Service**

**This report has been checked on behalf of Legal Services by John Kirkham**

**Item 6.1**

**Application No: P/2017/00859**

160 Newton Road, Winhill, Burton Upon Trent, DE15 0TR

**Change of use from Class C2 Residential Institution to a House in Multiple Occupation including demolition of existing garage.**

Members may recall that the application was deferred at the Committee in April in order to address concerns raised relating to the parking provision. The original report accompanies this update.

The proposal would fall into the 'Sui Generis' use class, there is no parking standard for this use class set out in the Parking Standards Supplementary Planning Document. However, taking into consideration the land available within the ownership of the application and the layout of the site, it would be beneficial to address the parking concerns raised by members.

Revised plans have been provided to indicate a further 3 parking spaces, which would result in a total of 19 spaces to serve the development. The Highways Authority have raised no objections to the revised plans and confirmed that the layout and spacing of the parking bays remains acceptable. The additional parking bays would not give rise to any impact on residential amenity or protected trees within the site. The revised plans are available on the Council's website and can be accessed via the following link:

<http://www.eaststaffsbc.gov.uk/MVM/Online/dms/DocumentViewer.aspx?PK=630645&SearchType=Planning%20Application>

**No Change to the Recommendation**

**PERMIT**-Subject to the following conditions:

- Standard time limit for the commencement of the development (0000001A)
- Compliance with approved plans (subject to other conditions) (00002)
- Hardstanding materials and drainage details (bespoke)
- Parking bays to be delineated (bespoke)
- Details of weatherproof storage to be provided (bespoke)

- Restriction of hours of construction and deliveries (bespoke)

### **Background Papers**

- The Local and National Planning policies outlined in Section 7 of the main Committee report.
- Papers on the Planning Application file reference P/2017/00859 including the correspondence referred to above.
- Revised Plan ref A100 E (dated as being received 04 May 2018)

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