Planning & Development Control Committee Date :29th January 2020 Applications and Contraventions: Supplementary Report



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## Planning & Development Control Committee

29th January 2020

## SUPPLEMENTARY REPORT ON APPLICATIONS AND CONTRAVENTIONS:

## 20171160 Malabar Road (this page) 20192162 68 Queens Road (overleaf)

20171160	Malabar Road, Kocha House
Proposal:	Demolition of existing building; construction of four and five storey building to create 10 shops on the ground floor (Class A1) and 27 flats on the first to fourth floors (16 x 1bed, 11 x 2bed) (Class C3) (amended plans 28/10/2019, 17 & 28/1/2020) (S106 Agreement)
Applicant:	MR PATEL

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#### Amended Conditions/Notes:

**Condition 11 and Note 5**, regarding a Traffic Regulation Order (TRO), are no longer needed and should therefore be **removed**.

#### **Further Considerations**

#### <u>TRO</u>

The improvement to the level of on-street car parking spaces, by the provision of nine additional car parking spaces, through the alteration of a TRO, to remove of single and double lines along Malabar Road near the Prince Phillip Centre, has been implemented.Condition 11 and Note 5, regarding alterations to the Traffic Regulation Order (TRO), that addressed the single and double yellow lines, are no longer needed.

#### Affordable housing

In the Affordable Housing sections of the committee report, reference is made to flats for 'Affordable Private Rent'. 'Affordable Private Rent' covers Build to Rent schemes that typically involve management as a single and whole scheme. As such, it is different from other schemes, which may be operated as a series of distinct parts, involve a variety of ownerships, management and tenures.

This scheme is not Build to Rent and the affordable housing provision should be treated as 'Affordable Rented Housing Units'. These would be secured by a S106 Legal Agreement.

20192162	68 Queens Road
Proposal:	Change of use from retail premises (Class A1) to hot food takeaway (Class A5); installation of ventilation flue at rear (Amended Plans 06.01.2020)
Applicant:	Mr R Khan

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# Site History

The site was previously approved for the sale of hot food in 1988. Records suggest that between September 2012 and October 2014 the use changed to Class A1 using permitted development and therefore planning permission is required again for an A5 use.