

SOUTHERN PLANNING COMMITTEE – 1st FEBRUARY 2017

UPDATE TO AGENDA

APPLICATION NO.

16/5403N

LOCATION

THE WIG CENTRE, 166 EDDLESTON ROAD, CREWE, CW2 7EZ

UPDATE PREPARED

Further comments have been received from Housing Standards & Adaptations Team advising the following:

We're expecting an amendment to the Housing Act 2004 legislation later this year to confirm double rooms will need to measure at least 10.23sqm and single 6.52sqm in HMO property. Therefore, unless they meet those specific requirements, we'll only issue a licence for the room you've mentioned to be occupied by a single person only.

This will be dealt with when we look to issue a licence for the property to operate as HMO.

Officer comment

Whilst it would appear that some of the rooms would only be granted a licence for use by a single person, this is not a planning issues relevant to the determination of a planning application. In any case it could be argued that less people occupying the property would have less demand travel to and from the site and less waste creation etc.

Recommendation

No change to initial recommendation.

APPROVE Subject to the following conditions

Approve subject to the following conditions:

1. 3 years commencement
2. Compliance with approved plans
3. Materials as specified
4. Details of ventilation
5. Details of glazing
6. Details of acoustic trickle vents / wall ventilators
7. Refuse and cycle storage to be provided as shown

Approve subject to the following Informative:

1. Working hours for constructions
2. Contaminated land

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Head of Planning (Regulation), in consultation with the Chair (or in her absence the Vice Chair) of Southern Planning Committee, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.