

PLANNING COMMITTEE

19th April 2022



Planning Committee Member Update - Application No. 22/00732/FUL - Land North Of Osier Way, Sible Hedingham

Agenda No: 5e

This update relates to the following matters: Additional Consultation Responses that the Council has received after the Planning Committee Agenda for this meeting was published on 6th April.

Additional Consultation Responses

All consultation responses and representations received prior to the publication are reported within the main Committee Report.

Two additional responses have been received, from Sible Hedingham Parish Council and Toppesfield Parish Council. Their responses are available on the website but their comments are reproduced in full below.

- *Toppesfield Parish Council support this application however they would like to see more parking spaces made available for both staff and visitors to the centre.*
- *Sible Hedingham Parish Council would like to raise the following points and for this email to be sent to all members of the Planning Committee and also read out at the Committee Meeting:*

There is no condition requiring the developer to provide additional staff parking and this should be a condition of it being passed, parking is the big concern which should be resolved before the application passed. Has the junction at Osier Way and Swan Street been properly looked at by Highways, the information presented indicates it has not. The PC was not able to have a crossing installed there due to the speed of the traffic, instead just an island was installed. The PC is in favour of the development but issues over parking should be resolved first especially as Earls Garden will be taking the pressure of parking issues.

Officer comment:

Officers assessment of the parking provision at the surgery is set out within the main Committee Report. It was concluded that an appropriate level of parking for patients is being provided but that there would not be sufficient parking spaces on-site to provide a parking space for every one of the twenty members of staff who it is advised would work at the centre. It is recommended that measures to promote more sustainable modes of transport by staff members and promotion of other measures such as car sharing are secured as part of the planning permission. It is however acknowledged that not all car parking associated with the centre may be accommodated within the site and the

shortfall in on-site parking provision is acknowledged in the report as being a matter which weighs against the proposal.

As set out within the main report the Applicant is actively seeking to reach an agreement for alternative staff parking at nearby sites. If they are successful it is unlikely that those landowners will commit to keeping that parking available permanently and Officers do not consider that it would be reasonable to require this additional off-site parking to be secured permanently. For this reason Officers have not recommended that the provision of off-site staff parking is required by condition or legal agreement. The main report states that Members should not assume, or rely on, off-site staff car parking being provided if planning permission is granted.

Regarding the assessment of the junction of Osier Way and Swan Street Officers have noted Sible Hedingham Parish Council's concerns about the junction and have raised this directly with Highway Authority Officers. They have confirmed that they are content that there are no capacity or safety issues at the junction of Swan Street and Osier Way and that the proposal would not result in any safety or capacity issues at this junction.

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