

**UPDATE REPORT 8 DECEMBER 2017**

**FOR DEVELOPMENT CONTROL COMMITTEE MEETING OF 12 DECEMBER  
2017**

**ITEM B3 – 2017/0447 ROCKCLIFFE HOUSE**

At the site visit Members raised a number of queries. Officers' responses to these are set out below:

- Red markings were noted on certain trees on the land adjacent to the private access road. The Council has granted consent to fell a number of protected trees on either side of the access road due to disease or failure and Officers understand that the red markings are placed on those trees.
- Members queried whether objections were received from residents on Rockcliffe Avenue. Officers can confirm that objections have been received from 8 properties on Rockcliffe Avenue.
- Members noted that the building did not offer level access into the building, nor was the building suitable for wheel chair users internally. This is not a material planning consideration however Members may wish to read the guidance from Historic England contained in the link below for further information:

<https://historicengland.org.uk/advice/hpg/compliantworks/equalityofaccess/>

- Queries were raised in relation to land ownership and whether the applicant owns the entire access road and the land adjacent to it including the proposed passing place. The applicant has purchased the section of road closest to Rockcliffe House and also owns the first section of the road past the Lodge. The part of the road to the rear of 3 and 4 Rockcliffe Villas is unregistered and the land where the passing place is proposed and all of the land to the north side of the access road is owned by the applicant. Officers can confirm that the applicant has signed the correct certificates and served the correct notices for the planning application in respect of the unregistered land.

**No changes are proposed to the recommendation set out within the Officer's Report to Committee.**

Nicola Hopkins, Planning Manager, 8 December 2017