

The applicant is pleased to note that the residents of Howes Place have welcomed and responded very positively to the latest parameter plan proposals and therefore do not object to this outline application.

Nevertheless they have raised some concerns, within their submission to this planning committee, over an alleged breach of planning conditions imposed on the prior approval consent granted in May 2020 and also some alleged unauthorised works to Chapter House.

Members should be aware that the applicant is not the owner of Howes Place or Chapter House.

However the owners were informed of these concerns and a meeting was held on site with planning officers on 30th July. The following day the owners of Chapter House put forward a comprehensive list of proposals including plans to rectify all outstanding matters. As of today's meeting they await a formal response from the planning authority. The owners have confirmed that they intend to work positively with the planning offices to ensure these matters are resolved.

It is important to note that any issues around alleged non-compliance with respect to Chapter House and Howes Place are wholly unconnected with the planning application under consideration today and should not therefore influence its outcome.

The residents have also raised concerns over the owner's failure to protect the pleached lime trees on Howes Place.

I can confirm that the owners employ independent managing agents to undertake the maintenance and upkeep of the grounds, trees and hedges and this results in the much acclaimed appearance of Howes Place. This includes the annual pruning of the pleached lime trees a significant task undertaken in March each year and at considerable cost to the owners of Chapter House. The owners will raise the matter of any lost trees with the management agent to secure their replacement if appropriate. Again however this is a matter wholly unconnected with this application.

I can also inform the committee that the applicant has asked for a meeting with residents to discuss the matters referred to above.

Finally, in connection with this application, it was the applicant not the residents who first proposed the closing off of certain access points to the development site from Howes Place. They are therefore content with any reasonable condition in this regard being imposed on this application.

Thankyou