

Item 13, pages 15 - 49

17/504568/FULL

Former Springfield Library

Viewing Documents

1. Members are reminded that when viewing the application on the website, the most recent updates are as uploaded 14th August 2019 (documents can be viewed in date order by the most recent first). These include:
 - CGI 1 – 4
 - Design Summary (which explains the evolution of the scheme)
 - Perpendicular Elevations
 - Contextual Elevations
 - Illustrative Elevations
 - Materiality schedule

These supplement the floorplans uploaded 1 February 2019, which remain relevant (although the elevations of a similar date are now superseded).

Energy Strategy

2. It is noted that the Officer report did not detail the revised energy strategy that accompanied the amended application in February, which is summarised below.
 - The strategy recommends 16 EV charging points
 - A natural gas powered CHP system would provide hot water and heating demand as a minimum and also contribute low carbon electricity.
 - The system design will also include provisions for connection to potential future district heating systems in the area.

A number of renewable energy systems were considered in terms of benefits and feasibility, including Biomass, Ground or Air Source Heat Pumps (G/ASHP). The report concluded that a Photovoltaic System (PVS) was feasible and the amended plans incorporate 172 No. 300 watt monocrystalline panels. However, the application does not appear explain what proportion of energy these provide of the total building load.

Neighbour Comments

3. Two further comment have been received from local residents making the following summary planning comments (full copy on the portal):
 - Support the recommendation to refuse.
 - The excessive amount of flats in this area is already having adverse impacts on Ringlestone.
 - Overspill parking is affecting Ringlestone.

- The development needs to provide an appropriate amount of parking to ease the burden on the area.
- Concern re the impact that in excess of 1,000 new residents will have on the traffic in the area. Royal Engineers Road is often at a standstill in the rush hour period.
- Modal shift is not a certainty.
- The area has become an eyesore.
- What is the council's plan to remove this tower and by what date?
- What is the plan regarding use of this land?