

UPDATE SHEET

PLANNING COMMITTEE – 09 May 2017

To be read in conjunction with the
Head of Planning and Regeneration's Report (and Agenda)

This list sets out: -

- (a) Additional information received after the publication of the main reports;
- (b) Amendments to Conditions;
- (c) Changes to Recommendations

MAIN REPORT

A1 17/00174/REM Erection of one self build dwelling (reserved matters to outline planning permission 16/00612/OUT)
Land at Babelake Street, Packington.

Additional information received:

Following the publication of the Committee agenda a further representation has been received from a third party objecting to the amended plans with the comments raised summarised as follows: -

- 1) The siting of the dwelling contradicts the 'residential amenities' section of application reference 16/00612/OUT which indicates the dwelling would be sited so as to not cause any significant impacts on Barn Farm and no impact on No. 43 Babelake Street.
- 2) The outline planning application passes suggested that the intention was to build a dormer bungalow. What has been submitted is a house and even with the amendments the house is still has a floor area over 3000 square feet.
- 3) The size and position of the dwelling will have a significant visual impact on neighbouring properties and an impact on the character of the area. It is out of proportion with existing built forms.
- 4) It was stated in the 'impact upon the countryside' section of the application reference 16/00612/OUT that the residential development would not be unduly prominent but as it is sited behind the access and a roadside tree would be felled it would be totally visible from the road frontage.

- 5) The application should be resubmitted as an outline application with an indicative layout plan so that full consideration can be given to relevant matters.

Officer comment:

The issues raised have already been addressed in the Committee report. The impacts to residential amenities, the scale of the dwelling and its position on the site are acceptable. It is also not the case that a roadside tree would be felled, the plans show this to be retained.

In respect of point (5) above it is not a statutory requirement that an outline application is accompanied by a layout plan and, in any event, even if an indicative layout plan is supplied unless 'layout' has been submitted for approval at the outline stage this would have no bearing on the consideration of any subsequent reserved matters application where the layout may alter.

RECOMMENDATION: No change to recommendation.

Item 5

Proposed alterations to Section 106 obligations in respect of affordable housing obligations required in association with residential development
Land at Measham Road, Appleby Magna

Additional information received:

A response has been received from Appleby Parish Council who object to any reduction in the number of affordable homes as they are required desperately within the parish.

Officer comment:

Whilst officers have some sympathy with the concerns of the Parish Council, given that the applicants have been able to demonstrate that the policy compliant affordable housing would not be viable and that the revised offering is considered acceptable to the Strategic Housing Team, it is recommended that the proposed amendment be accepted. The affordable rent tenure that is proposed for these properties would complement other recent affordable housing that has been secured for the village, which includes low cost market (for sale).

RECOMMENDATION: No change to recommendation.