

DEVELOPMENT MANAGEMENT COMMITTEE

15 JANUARY 2019

Additional Information Report

PJ1 – S18/0937

Proposal: Reserved matters application for 174 dwellings and associated infrastructure pursuant to SK94/0125/12

Site Address: Elsea Park - Zone 9, Land East Of A151, Raymond Mays Ways, Bourne

Summary of Information Received:

A further representation has been received from a member of the public that borders the area of the site where the ponds are proposed, the points made can be summarised as follows:

- Publicity of the application (no site notice on Harvey Close);
- surface water drainage implications;
- ecological impacts of the development;
- and potential for contaminated land.

The developer's agent has also submitted a letter that sets out reasons why they consider the scheme to be of a good design. The relevant part of the letter states:

“Specifically, the scheme is based on an overall masterplan which integrates well with adjoining phases in terms of vehicular and pedestrian access. The street layout is permeable and connects with the public open space at a number of points, allowing convenient access to local play facilities within the site, recreational facilities to the south and the wider area via the footpath/cycleway. The choice of building styles and materials is sympathetic to the wider area and includes character areas to create a sense of place. The design includes particularly characterful house types at corners, visual stops and the gateway into the site. The range of house types includes corner-turning properties with full fenestration to the side elevation so that blank gables are avoided in the public realm. These aspects combine to create a good place to live, where streets will be distinguishable by their character and residents can enjoy a healthy lifestyle with convenient access to recreational facilities.”

They further state that should planning permission be refused, they would be likely to appeal the decision and consider making an application for costs as part of that process.

Officer comments:

The application was advertised in accordance with Council's Statement of Community Involvement. Whilst no site notice was placed along Harvey Close, it was felt that a more thorough approach would be to write to residents that lived in properties that adjoined the site. Following the initial consultation responses, further properties were added to the consultation list, including nos. 58 – 76 Harvey Close.

All subsequent consultation letters on amended plans have been sent to all properties on the south side of Harvey Close e.g. nos. 22 – 76. A further public meeting with residents of Additional Information Report (Version 1)

Issue date – 11 January 2019

Harvey Close and Planning Officers was arranged for Friday 11th January at Bourne Town Council. Outcomes from that meeting will be presented verbally to Committee.

The points raised in relation to surface water drainage and the ecological impacts of the development have been covered in previous officer reports. These do not raise any new information that has not been previously considered.

The surface water drainage arrangements are in accordance with those details previously approved for the wider Elsea Park development and controlled by condition 23 of the outline permission. Various ecological surveys have been carried out and suggested condition 6 requires any development to be carried out in accordance with the recommendations contained within those reports.

The potential for contaminated land was a matter considered at outline stage and is controlled by condition 24 of that permission. Various surveys have been carried out in that respect and suggested condition 3 requires any development to be carried out in accordance with the recommendations contained within those reports.

The potential for the developer to appeal a decision to refuse the application and succeed with that appeal is covered in the addendum report. As detailed, the reasons given for refusal are not considered to be defensible at appeal by the Head of Development Management. Therefore, the potential for a costs application to be successful is a real possibility as refusal of planning permission for the reasons given could be regarded as the Council acting unreasonably as set out National Planning Policy Guidance.

Recommendation:

Therefore, the Planning Officer recommendation remains to grant planning permission, subject to the previously presented conditions.

DEVELOPMENT MANAGEMENT COMMITTEE

15 JANUARY 2019

Additional Information Report

CD1 – S18/2003

Proposal: Erection of single storey side and rear extensions, and detached garage –
Householder Application

Site Address: 21 Village Streets, Frognall

Summary of Information Received:

Additional neighbour objection from a local resident raising concern over the following points:

- Concern over the visual impact of the side extension
- Potential loss of light to No. 23 Village Streets as a result of the side extension
- Potential loss of privacy to No. 23 Village Streets' front patio as a result of the side extension
- Concern over the retention of the existing front storage container

Officer Comments

The objection is similar in nature to those received from other neighbours, and the residential amenities of No. 23 were considered during the site visit and in the making of a recommendation. The impact on the streetscene, and the issues regarding the existing storage container have also been considered in the report.

Alterations/Additional Conditions

No proposed alterations to the report and conditions.

Changes to Recommendation

No change to recommendation.

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DEVELOPMENT MANAGEMENT COMMITTEE

15 JANUARY 2019

Additional Information Report

PWM1 – S17/1900

Proposal: Residential development of up to 35 dwellings, associated estate roads, open space and Sustainable Drainage System (outline)

Site Address: Old Langtoft Gravel Pit, Land to The South Of Stowe Road, Langtoft

Summary of information received:

Lincolnshire Fire and Rescue

Comments have now been received from Lincolnshire Fire and Rescue who advise that 1 x suitably located fire hydrant will be necessary to serve this development and reduce the risk of fire.

Section 106 Obligations

It has been noted that in the original Committee report, the NHS contribution was not included in the "Section 106 Heads of Terms" section.

Adoption of Roads

The applicant has confirmed that it is the intention that the estate roads will be adopted by Lincolnshire County Council.

Officer comments:

Fire Hydrant - An additional condition has been attached requiring submission and approval of details of location of the fire hydrant. The condition is as follows:

Prior to completion of any of the buildings hereby approved, details of a fire hydrant to be provided on the site shall be submitted to and approved in writing by the Local Planning Authority. The fire hydrant shall have been installed in accordance with the approved details, before any part of the development hereby permitted is occupied.

Reason: To ensure adequate water capacity for fire fighting on the site

Adopted Roads – Given that the intention is to offer the roads for adoption, there will be no requirement for condition 16 which has been omitted.

Additional Information Report (Version 1)

Issue date – 11 January 2019

Section 106 Obligations - For the avoidance of doubt, the updated section 106 requirements at paragraph 8.1 of the report should include the NHS and fire hydrant contributions as follows:

- Education - £120,375 towards re-provision of sports facilities at The Deepings School
- NHS – £15,540 towards upgrading the facilities at The Deepings Practice
- Fire Hydrant - £800 towards a single fire hydrant
- Open Space/Ecology - 1680m² of informal/natural green space to be provided on site together with arrangements for future maintenance
- Childrens' Play equipment - 252m² to be provided on site or £23,436 towards off site provision elsewhere in Langtoft
- Affordable Housing - 35% to be provided on site

Changes to recommendation:

Other than the omission of condition 16 and addition of new condition relating to a fire hydrant mentioned above, no changes to recommendation