

DEVELOPMENT CONTROL & LICENSING COMMITTEE

11TH NOVEMBER 2014

ADDENDUM REPORT CONTENTS

REPORT NO: 247/2014

**Planning applications to be determined by the Development
Control & Licensing Committee**

Item no.	Application no.	Applicant	Parish
1	2014/0733/FUL	MR DAVID HOLLIS	COTTESMORE

DEVELOPMENT CONTROL & LICENSING COMMITTEE

11TH NOVEMBER 2014

REPORT OF THE DIRECTOR FOR PLACES (ENVIRONMENT, PLANNING AND TRANSPORT)

ADDENDUM REPORT

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1. 2014/0733/FUL – MR DAVID HOLLIS

Further Consultation Response

Cottesmore Parish Council

Further Comment:

To clarify earlier comments made in connection with this application, the Parish Council support the application, notwithstanding that it is outside the Local Planning Development Limit and therefore outside our jurisdiction.

Further Clarification of above:

The Parish Council broadly supported the original application, 2013/0910/FUL, where the response finished. 'Were it not for this fact the Council is broadly in favour of this application.'

The response to this current application made reference to the original application and stated the amendments recommended by RCC and included in the resubmitted application are detrimental to the original application and it would be helpful if the so called improvements were excluded.

With regard to your query about being 'outside the jurisdiction' of the Parish Council, are you suggesting Cottesmore Parish Council has the authority to alter the PLD and therefore the right to comment appropriately? It is the view of the Parish Council that it cannot alter the PLD and as such it is outside its jurisdiction to comment further.

Further Neighbour Response

A petition signed by 47 residents of Jubilee Gardens, Hall Close, Long Meadow Way, Cresswell Drive, Toll Bar and The Pastures (all adjoining or close to the site) has been received. All but one of the signatories object to the development on the following grounds, the other on 5 of the 8:

- Outside the PLD
- Adverse impact on Conservation Area and Opens Space
- Long history of flooding on the site
- Impact on outlook from existing dwellings
- New junction will not stop heavy traffic and excessive speeds on Rogues Lane
- Westland Rd has poor visibility – don't need more traffic
- Privacy and peace for cemetery

- Affordable housing is crammed in and poorly sited

Planning Officers' Comments

For complete clarity, the Parish comments on the previous application were as follows:

This planning application has much to be commended in that provision is being made for affordable homes, an attractive 'open space' is being provided with public footpaths linking the development, the retention of the existing trees, the introduction of an island at the junction with Rogues Lane which will help slow the traffic and the improved parking and access for the cemetery. To retain the 'open space' in the future it is requested that an agreement be made that no building will take place on this valuable asset and that the public footpaths are adopted in the same way as the roads. In keeping with the present built environment of the village it is requested that the appropriate materials are used. Also concern has been expressed over possible flooding issues as reports have been received of problems with the new adjacent development Jubilee Gardens. These issues must be addressed. The Cottesmore Parish Council is aware that the actual development is outside the existing planned limits of development for Cottesmore. Were it not for this fact the Council is broadly in favour of this application.

Whilst the Parish Council has expressed support for the proposal, it is clear that it acknowledges that the site is outside the PLD and has other constraints. The Local Planning Authority requested the removal of the footpath through the woodland to the north, linking onto Cresswell Drive, because the residents on Cresswell Drive objected to it on security grounds, as did your Ecology advisors due to the impact on the biodiversity of the woodland and the potential need for lighting for security. An engineered path through the woodland would also impact on roots of preserved trees.

The LPA did not require the roundabout to be removed. The previous report clearly stated that more information was required for highways and that the island was designed to slow traffic down, in the light of objections to the development regarding speeding on Rogues Lane.