

PLANNING APPLICATION: 21/506545/FULL

1 neighbour representation has been received raising the following matters (in summary):

- Development description does not refer to 'demolition of existing buildings'

RESPONSE: The Committee report clearly sets out what the nature of the development is and the description does include 'associated works' which would cover demolition.

- Some information not submitted as required by Council's validation checklist

RESPONSE: A Minerals Assessment is not required as the site does not fall within a KCC minerals safeguarding area; and as the development is retrospective, it is possible to assess the impact of what is there on the landscape and so site levels/sections were not required on this occasion.

- Report omits site planning history

RESPONSE: The planning history referred to pre-dates the relevant planning history that is set out in the Committee report, and is not relevant to the current assessment.

- Development is departure from Local Plan policy SP17

RESPONSE: The Committee report has set out the reasons for the application being a Departure from Local Plan policy SP17 and has balanced all material planning considerations in its assessment and recommendation. It is for Members to decide what weight they choose to give to all matters when determining this application.

- Development not in accordance with Local Plan policy DM12

RESPONSE: The Committee report (6.12 and 6.13) addresses the issue of density and concludes that the density of the proposal is acceptable in this location. For reference, the density of the development is 14.6 dwellings per hectare.

- Residential amenity

RESPONSE: This matter is addressed in the Committee report (paragraph 6.44).

- Development not in accordance with Local Plan policy DM31

RESPONSE: DM31 is not relevant as this development does not relate to the conversion of existing buildings.

- Land contamination

RESPONSE: Recommended condition 1(v) requires the submission of a Remediation Method Statement; and recommended condition 3 requires the submission of a Closure Report. This is based on the specialist advice of the Council's Environmental Protection Team.

- Landscape impact/public views of development

RESPONSE: These matters are addressed in the Committee report (paragraphs 6.21-6.33). Please note that the aerial photograph after paragraph 6.24 has been annotated to show examples of approximate distances between the application site and the nearby public roads/footpaths. The visual impact of the development has not just been considered from these specific points, as set out in the wider assessment within the Committee report. Notwithstanding this, for clarity's sake the plan below shows the footpaths in the immediate area of the site (dotted lines):



THE RECOMMENDATION REMAINS UNCHANGED