

NORTHERN PLANNING COMMITTEE – 15th January 2020

UPDATE TO AGENDA

APPLICATION NO.

19/3950M

LAND BETWEEN 4 AND, 6, SHRIGLEY ROAD NORTH, POYNTON

UPDATE PREPARED

13 January 2020

CONSULTATIONS

The following consultation responses have been received since the preparation of the report:

Additional neighbour comments from 4no. properties have been received. It is claimed that despite the reductions in size the dwellings remain large dwellings in the Green Belt and should still be refused. The rest of the comments repeat the same points from the earlier comments.

Highways

“There are no material highway implications associated with the above proposal as:

- The proposal for access to each dwelling, illustrated in Randle White Architects drawing number 17-088 (FPL) 400 Rev D, is acceptable; and*
- There is sufficient space within each plot for off-street parking provision to be in accordance with CEC parking standards.*

There are no other highway considerations associated with this proposal; accordingly, the Strategic Infrastructure Manager has no objection to the planning application subject to the following condition.

Condition

Prior to first development, site access visibility should be provided in accordance with the details illustrated in Randle White Architects drawing number 17-088 (FPL) 400 Rev D.

Reason

In the interest of highway safety: to ensure adequate visibility along Shrigley Road for drivers of vehicles approaching and emerging from the site access.”

The Coal Authority

“The Coal Authority considers that the content and conclusions of the Coal Mining Risk Assessment Report are sufficient for the purposes of the planning

*system and meets the requirements of NPPF in demonstrating that the application site is, or can be made, safe and stable for the proposed development. The Coal Authority therefore has **no objection** to the proposed development. However, further more detailed considerations of ground conditions and/or foundation design may be required as part of any subsequent building regulations application.”*

REPORT

The comments from the Coal Authority are noted and no changes to the report are required in this respect.

The comments from the Head of Strategic Infrastructure are accepted and the recommended conditions should be included in any approval granted.

The comments from the neighbours have already been dealt with in the original Officer's report.

CONCLUSION

The recommendation remains as per the main agenda report as approval subject to conditions with the addition of the conditions relating to Highways.

Additional condition(s):

- *Prior to first development, site access visibility should be provided in accordance with the details illustrated in Randle White Architects drawing number 17-088 (FPL) 400 Rev D.*

Reason: In the interest of highway safety: to ensure adequate visibility along Shrigley Road for drivers of vehicles approaching and emerging from the site access