

## **SOUTHERN PLANNING COMMITTEE – 19<sup>th</sup> December 2012**

### **UPDATE TO AGENDA**

#### **APPLICATION No.**

**12/4194C** – Outline Application for Residential Development of up to 3No Dwellings, including Access

#### **LOCATION**

The Orchard, Padgbury Lane, Congleton, CW12 4HX

#### **UPDATE PREPARED**

17<sup>th</sup> December 2012

#### **REPRESENTATIONS**

Since completion of the Committee Report 7 further consultations have been received. These neighbours object to the scheme on the following grounds;

- Highway / Pedestrian safety / traffic
- Outside settlement boundary / impact upon countryside
- Precedent for more development
- Impact upon local wildlife / Ecology
- Impact upon flooding
- Site not part of the draft development strategy

#### **RECOMMENDATION**

All of the above issues raised have been addressed in the Committee report other than the fact that the site is not part of the draft development strategy.

In response to this, the Council's Strategic Planning & Housing Manager has advised that *'My view is that small sites don't conflict with the development strategy.'* Furthermore, it is advised that *'I can't see there is a policy against sites on the edge of town – unless the site specifics render it 'unsustainable' in some way.'*

Therefore, these updates result in no change to the officer's recommendation.

**No change to recommendation**