

## **SOUTHERN PLANNING COMMITTEE – 31<sup>st</sup> August 2016**

**APPLICATION NO:** 16/1728N

**PROPOSAL:** Outline Application for residential development of up to 33 units with all others matters reserved, except for access and landscaping.

**ADDRESS:** Land North of Pool Lane, Winterley

**APPLICANT:** Footprint Land and Development

### **CORRECTION**

It should be noted that the site plan included within the agenda on page 165 of the printed agenda does not accurately show the extent of the site and encroaches into the garden of the dwelling at 29 Pool Lane.

### **ADDITIONAL PLAN**

As part of this application an additional plans have been received and these have been included as additional key plans.

The additional plans show the indicative sections for the development with the existing dwellings to the opposite side of Pool lane having a finished floor level ranging from 64.94m AOD to 65.60m AOD with Pool Lane being set at lower level (64.6m AOD – 64.82m AOD).

On the application site the proposed planted buffer would be at a level varying from 65.35m AOD - 66.31m AOD with the proposed dwellings having a finished floor level of 65.5m AOD – 65.85m AOD (the highest parts of the existing site would be reduced in height by approximately 1m).

As a result the levels of the proposed dwellings would be comparable to the existing dwellings and given the separation distances proposed and the buffer it is not considered that the proposed development would have such a detrimental impact upon residential amenity.

To the opposite side the dwelling at 29 Pool Lane would have a finished floor level of approximately 65.1m AOD with the planted buffer to the rear of the proposed plot 13 being 66m AOD with the dwelling on plot 13 having finished floor level of 65.8m. Again given the separation distances proposed and the buffer it is not considered that the proposed development would have such a detrimental impact upon residential amenity.

### **ADDITIONAL REPRESENTATION**

One additional representation has been received which raises the following points;

- The lack of a 5 year housing land supply does not mean that the development should be approved
- Housing development are resulting in suburban like extensions which merge settlements
- Smaller developments of mixed housing types should only be allowed in Winterley
- Access issues – poor visibility at the junction of Coppice Road/Alsager Road
- Pollution – land drains cross the site and there is a potential for pollution to enter into Winterley Pool
- The letters of objection should be considered in greater detail within the report.
- Members should inspect every application site

**RECOMMENDATION:**

The points raised above were considered as part of the main Committee Report. There is no change to the recommendation.