

SOUTHERN PLANNING COMMITTEE – 21st December 2016

UPDATE TO AGENDA

APPLICATION NO.

15/1437N

LOCATION

Holly Cottage, Gauntons Bank, Norbury, SY13 4HP

UPDATE PREPARED

19th December 2016.

POINTS OF CLARIFICATION

Within the comments section of the report, it is stated that there are 10 objections. This figure does not take into account the original objections to the scheme. In total, since the beginning of the planning process, including objections received in relation to the amended scheme, there have been 51.

These objections can be seen to be summarised below:

- The proposal is against National Planning Policy paragraph. 53.
- Not in keeping with the character of the area.
- Loss of amenity by way of visual intrusion on the corner.
- Noise pollution.
- Vehicular access is dangerous and falls short of highways standards, location and visibility.
- Will alter the openness and character of the area and create a built up appearance when viewed from the road and adjacent properties.
- The corner plot should be reinstated to be an asset to the community.
- National planning does not expect every bit of green land to be built upon.
- No soil testing has been done in terms of contamination.
- Newts in the area, applicant hasn't undertaken any surveys to do with Newts.
- Totally inappropriate build in an open rural.
- House will be in the garden of an already extended house; over development of the site.
- Building line will be lost.
- Not an area designated for residential development which is adequately catered for in Wrenbury.
- Overlook a listed building.
- Covers more of the plot than the original application.
- Higher and larger than the adjacent bungalow.
- Only 2 miles from a new housing development which is being started.
- Loss of building line.
- No newt survey; omission.

Recommendation

APPROVE subject to the conditions.