

NORTHERN PLANNING COMMITTEE – 6th June 2018

UPDATE TO AGENDA

APPLICATION NO

17/5004M

LOCATION

2 - 4 London Road South Poynton

UPDATE PREPARED

4.June 2018

REPRESENTATIONS

3 further letters of representation have been received objecting to the proposal on the following grounds;

- The new dwellings would impact on the character of the almshouses not primarily from the main road but from the access road into the church grounds
- One of the new dwellings would only be 14.5ms away from the 1.5 storey almshouses and is unlikely to feel subservient
- The narrow gap between the properties and the northern boundary prohibits the planting of any significant vegetation
- Trees overhang the whole of the back garden of 2 of the properties
- There is a row of 6 sycamore trees on the western boundary of the site which currently overhang all of the planned rear garden areas of the new dwellings and have the potential to grow resulting in pressure for them to be cut back
- Inadequate parking and turning spaces
- Submission of amended plans after closure date for comments
- Highways now have no objection shows no reasonable consideration of vehicular access
- The proposed development has not been materially altered since the previous version
- The development will be significant eyesore and block light
- The concrete foundations are likely to kill, some of the present hedgerow on the boundary
- Light will be severely curtailed in the church hall and car park as the church hall is only 20ms from the boundary
- There would be potential for complaints from new householders as the church facility is in use morning, afternoon and evenings seven days a week
- There is a safety risk with regard to the existing TPO along the western boundary

- Insufficient parking spaces
- Inappropriate and unsustainable development due to the cramming of the dwellings on a small space
- Do not want further trees along the shared boundary which would result in loss of light

KEY ISSUES

The above comments have been addressed within previous reports.

CONCLUSION

As in the original report a recommendation of approval is made.