

SOUTHERN PLANNING COMMITTEE UPDATE – 27th NOVEMBER 2019

APPLICATION NO: 19/4513C

PROPOSAL: Residential development of 3 detached bungalows together with a new access road and associated site works.

ADDRESS: 104 Lawton Road, Alsager, ST7 2DB

APPLICANT: Alcock & Bailey Ltd

Additional Representations

Alsager Town Council: Recommends refusal on the following grounds;

- Loss of trees which is contrary to NPPF s.175 c) and d)

One additional letter of objection has been received which raises the following points;

- Difficulty gaining access from driveway onto Lawton Road due to the amount of parked cars limiting visibility.
- There have been accidents within vicinity of the site and this development will increase the risk further
- A site visit should be undertaken between 7am and 10am
- Difficult for larger vehicles to pass and vehicles have to mount the pavement
- Traffic calming or parking restrictions should be installed

A letter of general observation received which raising the following points;

- The comments in relation to Great Crested Newts are noted. There is no pond on the site
- The old Badger hole on the site was filled before the current owners even owned the site
- The existing dwellings on Lawton Road enjoyed a different outlook before the dwellings at the rear were built.

A letter of general observation has been received which raises the following points;

- The owner of the site has submitted a letter of general observation giving their incorrect address
- The site has been empty for many years and it is not clear how they are confident on what wildlife is present or not.
- There is wildlife on the site
- It was a tree surgeon who found the badger hole when a previous occupant lived at the house. Who filled in the Badger hole?

Officer Response

The issues raised in the above representations are considered within the main report.

RECOMMENDATION:

No change to the recommendation.