

Planning Committee - Wednesday 27th May 2020

Update Report of the Head of Service

This report has been checked on behalf of Legal Services by Sherrie Grant

Item 6.1

Application No: P/2019/00770

Bank Close Cottage, Bank Close, Uttoxeter, Staffordshire, ST14 8BP

Erection of 2 No. detached dwellings and widening of existing highway and formation of vehicular access.

Additional Submissions Received/Revised Plan Received

Correspondence was received from a local resident raising a question about ownership rights in relation to a strip of land running the length of the north-eastern boundary of the site (with Churchill Close) which formed part of the original application submissions. In response the applicants have submitted a revised plan which removes the disputed land from within the application site boundary; and as such it is no longer included within the 'red line' depicted on the drawings being brought before the Planning Committee.

Officer Comment

The strip of land along the boundary with Churchill Close 'removed' from the application site is approximately 1 metre wide and its omission is considered to have no significant material impact in terms of the officer assessment of the development scheme already set out in the report to Committee given that it does not affect the layout of the scheme and does not change the physical relationship between existing and proposed dwellings. Further, the garden land to the proposed dwelling continues to exceed the minimum requirements set out in the Separation Distances and Amenties SPD. Officers are also satisfied that in this context no further consultation process is required with the adjoining residents (as the matter has been resolved by the omission of the land in question from the scheme) and that the application can continue to progress for a determination by Planning Committee on its planning merits. Any approved plans will be necessarily updated should members follow the officer recommendation to grant planning permission.

RECOMMENDATION

No change to the officer recommendation.

Background Papers

The following papers were used in the preparation of this report update:-

- Papers on the Planning Application file reference P/2019/00770

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Item 6.2

Application No: P/2019/00320

Land off Forest Road, Shobnall, Burton upon Trent, DE14 2BD

Erection of 64 affordable dwellings on eastern part of the site and construction of vehicular access and associated works

Additional Submission Received

Correspondence has been received from the member of Outwoods Parish Council who spoke at the *original* planning committee meeting (i.e. on the Section 73 application for the adjoining land) on behalf of the Parish Council who hopes that their submission was noted by the members of the Committee. Nevertheless in terms of re-stating matters the correspondence stresses that the main point being addressed was the provision of the service road behind the properties along Forest Road and that respect it is re-iterated that :-

“The plans show a service road 5 metres wide with no turning area. As a consequence, residents can access this readily but will have great difficulty in attempting to turn round.

The service road behind houses along Shobnall Road and further along Forest Road, has a width of 6 metres along with appropriate turning areas at each end.

It is hoped that the planned service road at the Forest Road development will be widened and a turning area provided so that it is accessible for residents' vehicles. Otherwise, the service road becomes a useless white elephant.”

Officer Comment

It is pointed out that in terms of its width the service road concerned remains the same as per the original permission for the site - and on the recent Section 73 approval - and is considered acceptable at 5 metres in width.

RECOMMENDATION

No change to the officer recommendation.

Background Papers

The following papers were used in the preparation of this report update:-

- Papers on the Planning Application file reference P/2019/00320

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Item 6.3

Application No: P/2020/00131

Land adjacent to Rose Avenue, Stretton, DE13 0DQ

Reserved Matters application relating to P/2016/01219 for the erection of 4 No. detached dwellings including details of appearance, landscaping, layout and scale

No updates to report and No change to officer recommendation.

Background Papers

The following papers were used in the preparation of this report update:-

- Papers on the Planning Application file reference P/2020/00131

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