

INFORMATION RECEIVED SINCE PREPARATION OF REPORT

Application number	TWC/2016/0769
Site address	Site of Clifton Cottage, Hillside Road, Ketley Bank, Telford, Shropshire
Proposal	Outline application for the erection of 1no. detached dormer bungalow with associated access with appearance and landscaping matters reserved ****AMENDED DESCRIPTION AND PLANS RECIEVED****
Recommendation	Outline Grant

1.0 FURTHER REPRESENTATIONS

- 1.1 Since the preparation of the Planning Committee report, further representation has been received from three neighbouring residents, Oakengates Town Council, Cllr Hilda Rhodes and Drainage.
- 1.2 Cllr Hilda Rhodes: Object - As Cllr Hilda Rhodes cannot speak at plans board an objection has been submitted raising concerns that the proposal would result in overdevelopment of the site and the access from the site is limited causing issues for local residents. Concern has been raised that the proposal would set a Precedent for other homeowners in the area to apply for similar development and spoil the historic features.
- 1.3 Oakengates Town Council: Object – Objections following a meeting 17th October 2016
- 1.4 Drainage: Support Subject to Conditions – Standard conditions suggested, foul and surface water drainage details
- 1.5 Neighbour Consultation: Three objection letters received from 20 Mount Pleasant, 19 Mount Pleasant and Ingleswell raising the following concerns:
 - Amendments have not addressed reasons for initial objections
 - Amendments result in loss of privacy
 - Access is unsuitable access due to the lack of parking for existing residents and visitors
 - Development out of character for area
- 1.6 The majority of issues raised have been raised previously and have been addressed in the Committee Report. The application site can adequately accommodate a dwelling without causing harm to character of the area or neighbouring residents with an appropriate scale of development with sufficient distance separations. The Council's Highways Officers are satisfied that the site can be adequately accessed and sufficient parking has been provide with the ability to turn within the site boundary, in addition the proposal has also included

widening the road immediately in front of the redline to provide improvements to Hillside Road.

1.7 The amended plans have not changed the opinion of the Council's Drainage Officers and they are still supportive of the development.

2.0 CONCLUSION

2.1 Whilst the representations are acknowledged, officers considered the amended plans have successfully responded to the concerns raised. On the basis of the updates, no revisions to the recommendation or proposed conditions are required.

3.0 RECOMMENDATION

3.1 Based on the above conclusions, it is recommended to GRANT PLANNING PERMISSION subject to the following conditions:

Conditions

- | | |
|------------|---|
| 1. A01 | Time Limit - Outline |
| 2. B002 | Standard Outline –Some Matters Reserved |
| 3. B010 | Details of materials |
| 4. B041 | Visibility Splays |
| 5. B042 | Parking, turning loading and unloading |
| 6. B046 | Construction Management |
| 7. B061 | Scheme of foul and surface water drainage |
| 8. B064 | Soakaway test results and locations |
| 9. Bcustom | Site investigation Coal Authority |
| 10. B120 | Details of enclosure |
| 11. C38 | Development in accordance with plan Nos. |

Informatives

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|-------------------------|---------------------------------|
| I40 | Conditions |
| I41 | Reasons for Grant of Permission |
| RANPPF1 – Approval NPPF | |