

Planning Committee - 03/03/2016

UPDATES

ITEM 10

Major Application

Planning Ref:	Site:	Ward Councillor	Recommendation
W/15/02736/RM	Land Off, Dilmore Lane, Fernhill Heath	Cllr Mrs Lynne Duffy Cllr Tony Miller	Approve - Reserved Matters

Proposal: Submission of reserved matters (internal access, appearance, landscaping, layout and scale) pursuant to planning permission W/14/00367/OU for the construction of 120 dwellings

Officer: David Addison

Parish/Town Council: North Claines
Applicant: Taylor Wimpey UK Ltd

Consultation Responses

Ramblers Association:

Have been negotiating directly with the applicants and council's legal department regarding the future of Footpath NC-550 which is seriously affected by this application. Able to confirm that the applicants layout generally accords with those negotiations and we therefore are able to support what is proposed. The only issue which remains to be resolved is to ensure that public access for walkers can be gained along the emergency access to and from Firlands Close.

Representations Received

A further 4 communications of objection have been received.

No new material planning issues raised over and above those recorded in the committee report.

Update Officer Appraisal

The applicants have submitted a plan showing certain sections across the boundary of the site, in order to demonstrate the relationship of the proposed dwellings with the

existing properties to the east and south of the site.

For the avoidance of doubt, the rear elevations of Plots 35-38 would be located approximately 15m to the rear garden of no. 6 Northfield Close, approximately 19m from the two-storey element of the property, and 17m from a single storey extension to the property.

Recommendation Approval

Amended Wording for Conditions

2) Before the first occupation of the dwellinghouses hereby permitted listed below, the following windows at first floor level shall be fitted with obscured glazing and shall be permanently retained in that condition thereafter:

Plot 3 - en-suite window in the east elevation

Plot 24 - bathroom window in the south elevation

Plot 47 - bathroom window in the south elevation

Reason - To protect the amenities of adjoining/nearby properties from unacceptable overlooking/loss of privacy, in accordance with Policy SWDP21 of the South Worcestershire Development Plan.

4) Each individual dwelling hereby permitted shall not be occupied until the access, turning area and parking facilities to serve that dwelling as shown on the approved plans have been properly consolidated, surfaced, drained and otherwise constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority and these areas shall thereafter be retained and kept available for those uses at all times.

Reason - In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway, in accordance with Policy SWDP21 of the South Worcestershire Development Plan.