

## NAPC 11/07/18

### Late observations

#### **Item 8a) Keynes House, The Derry, Ashton Keynes 18/02153/FUL**

Late Representations from 1 local resident objecting to the proposals have been submitted directly to Highways and Public Protection Officers and copied to the case officer. The submissions dispute some of the application submissions made; some of the contents of the officer report; and some of the consultation representations from Public Protection and Highways Officers. The submissions are lengthy and detailed and include references to highways conditions and residential and community related activities within the village. The principle concerns raised by the submission relate to the assessment of noise impacts to neighbouring properties and traffic generation and their impacts top highways conditions and other highways users.

#### Officer Response:

Officers have reviewed the submissions and do not consider that new matters are raised which alter the assessment, conclusions and recommendation in the report or were not considered as part of the formulation of the recommendation, including preparation of consultation responses. Highways Officers have also set out their position in detail in reply directly to the objector. It should be noted that the recommendation to Committee includes a suite of conditions which allow the impacts of the proposals to be tested particularly in terms of potential noise impacts and residential amenities. Critically this includes the condition 7 restricting consent to a temporary period to allow the impact of development to be tested. This approach accords with the advice set out in the National Planning Practice Guidance.

It should be noted that the Agent for the application also made submissions directly to Public Protection Officers. Officers responded to these submissions after the report to Committee was submitted. The Officer's response indicated that the limit on the number of dogs in each paddock as defined in condition 5 could be increased. Upon further reflection and reconsideration of potential impacts to neighbouring properties Public Protection Officers have advised that they consider the limit on the number of dogs as proposed in this condition should remain as per the report to Committee. This is considered appropriate and so no change is recommended.

#### Point of Clarification:

The submissions made to officers by the Local Resident dipsute the references to distances to the nearest properties contained at page 24 of the report. The report identifies that these are approximate distances but should also state and identify that the measurements are taken from the centre of the application site as opposed to being taken form the site boundary. The submissions made include alternate measurements from the site boundary to the nearest properties which range from between 20m to 100m. All measurements given in the report and by the neighbouring residents are accurate except one in the report. This states to the North West the distance is 100m to the nearest property, this in fact should state 218m. Officers were aware of the distances from the site boundary to the nearest properties when considering the application, consultation responses received and in preparing the report to committee. As such it is not considered that any revision to the recommendation or conditions is required.

#### Alteration to condition 07:

The reason to condition 07 should be amended to read:

REASON: The use is permitted for a temporary period only, so as to provide an initial period of time within which any potential impacts on the amenities of surrounding residents can be assessed prior to consideration of any future submission of an application for permanent planning permission.

**Item 8b) Mays Farm 18/03185/FUL**

Drainage Engineer - have raised issues over the lack of drainage details within the submission.

Given that there are adjacent residential properties and that no site specific concerns have been identified which would be prejudicial to the installation of appropriate foul and surface water drainage systems, it is considered that appropriately worded planning conditions requiring the submission of detailed drainage scheme would be reasonable and would overcome the holding objection from the Council's Drainage Engineer.

Additional conditions recommended as follows:

*14. No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access/driveway), incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until surface water drainage has been constructed in accordance with the approved scheme.*

*REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission.*

*15. No development shall commence on site until details of the works for the disposal of sewerage including the point of connection to the existing public sewer have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be first occupied until the approved sewerage details have been fully implemented in accordance with the approved plans.*

*REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission*