

**TITLE OF REPORT:** Planning and Development Committee site visit in advance of the meeting on 10 October 2018

**REPORT OF:** Strategic Director, Communities and Environment

---

### **Purpose of the Report**

1. To inform members of a planning application which is scheduled to be reported to Planning and Development Committee on 10 October 2018 and to request members to decide if they wish to visit the site (4 October 2018) in advance of that meeting.

#### **Application Reference DC/18/00704/FUL (Land west of Pennyfine Road)**

**Construction of 89 residential dwellings, including access to Pennyfine Road and associated infrastructure and landscaping (amended 18/07/18 and 28/08/18 and additional information received 31/07/18).**

2. The above application was received and made valid on 9 July 2018.

Prior to submission, the applicant undertook public consultation by way of a public exhibition at Sunnyside Social Club on 26 June 2018.

Following receipt of the application the Local Planning Authority also notified local residents to give them the opportunity to make representations on the application. A total of 68 properties in the surrounding area have been notified about the application. In addition, 2 site notices were erected on the site and in its vicinity on 25 July 2018. This was to coincide with the publication of notice of the planning application in The Journal newspaper the same day.

As of 30 August 2018 there have been a total of 12 objections to the application and one letter of support. The objections include concerns over the increase in traffic and highway safety, the loss of public open space, residential amenity, flooding, impact on trees and hedgerows, impact on ecology. The letter of support does not set reasons for support.

The application site was formerly located in the Green Belt. As part of the proposals in the Council's adopted Core Strategy and Urban Core Plan (CSUCP) the site has been removed from the Green Belt and is now allocated for approximately 90 homes.

The current application proposes the erection of 89 homes, a new vehicular access off Pennyfine Road to serve the development and the installation of landscaping and sustainable urban drainage systems (SUDS). The application also proposes the retention of an informal footpath which run across the site.

3. Officers consider that it would be beneficial for members to view the new site prior to making a determination.

### **Recommendations**

4. It is recommended that the Committee
  - (i) Resolve whether or not to visit the above site in advance of the meeting on 10 October 2018.

---

Contact: Lois Lovely - extension 2317

---

**1. FINANCIAL IMPLICATIONS**

Nil

**2. RISK MANAGEMENT IMPLICATIONS**

Nil.

**3. HUMAN RESOURCES IMPLICATIONS**

Nil

**4. EQUALITY AND DIVERSITY IMPLICATIONS**

Nil

**5. CRIME AND DISORDER IMPLICATIONS**

Nil

**6. SUSTAINABILITY IMPLICATIONS**

Nil.

**7. HUMAN RIGHTS IMPLICATIONS**

Nil.

**8. WARD IMPLICATIONS**

Crawcrook and Greenside

**9. BACKGROUND INFORMATION**

Nil