

TITLE OF REPORT: Planning and Development Committee site visit in advance of the meeting on 21 November 2018

REPORT OF: Anneliese Hutchinson, Service Director, Development, Transport and Public Protection

Purpose of the Report

1. To inform members of a planning application which is scheduled to be reported to Planning and Development Committee on 21 November 2018 and to request members to decide if they wish to visit the site (15 November 2018) in advance of that meeting.

Application Reference DC/16/01207/OUT (West Farm, Kibblesworth Bank, Kibblesworth)

Outline application for the development of land to north and south of Kibblesworth Bank for up to 225 dwellings including associated infrastructure, open space and SuDS and the demolition of farm buildings and commercial properties with all matters reserved

2. The above application was received and made valid on 10 November 2016.

Prior to submission, the applicant undertook public consultation by way of a public exhibition at Kibblesworth Village Millennium Centre from 3-7pm on 1 March 2016.

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 681 properties in the surrounding area have been notified about the application. In addition, site notices were erected on the site and in its vicinity on 20 November 2016. This was to coincide with the publication of notices of the planning application in The Journal newspaper the same day.

As of 15 October 2018, there have been a total of 33 letters of objection received from a total of 30 individuals, with three being from the same individual. A petition, objecting to the development, bearing 78 signatures has also been received. 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 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 225 homes.

The current outline application proposes the erection of up to 225 homes, a roundabout with two new vehicular accesses off Kibblesworth Bank to serve the development and the installation of landscaping and sustainable urban drainage systems (SuDS). The application also proposes the retention of a Public Right of Way 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 21 November 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

Lamesley

9. BACKGROUND INFORMATION

Nil