

TITLE OF REPORT: Planning and Development Committee site visit in advance of considering planning applications

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

Purpose of the Report

1. To inform members of two planning applications which are anticipated to be reported to Planning and Development Committee on 13th March 2019 and to request Members to decide if they wish to visit the sites (7th March 2019) in advance of that meeting.

Application References DC/16/00320/FUL & DC/17/01376/FUL (Land to the South of Cushy Cow Lane & Land east of Woodside Lane and north of A695, Ryton)

DC/16/00320/FUL; Proposed erection of 283 dwellings including associated access, infrastructure and open space including diversion of public rights of way.

DC/17/01376/FUL; Proposed erection of 267 dwellings including associated access, infrastructure and open space.

2. The above applications were made valid on 15th April 2015 and 21st December 2017 respectively.

Prior to submission, the applicants undertook public consultation by way of public meetings.

Following receipt of the applications the Local Planning Authority also notified residents of the applications and on amendments received on a number of occasions to give them the opportunity to make representations on the applications. The latest round of neighbour notification took place on 22nd October 2018 (on both applications). In excess of 750 properties in the surrounding area have been notified about the applications. In addition, a number of site notices were displayed around the site and a notice was also published in The Journal newspaper.

As of 05th February 2019 there have been 93 objections received in regard to application DC/16/00320/FUL and 30 received in regard to application DC/17/01376/FUL.

The objections include the following concerns:

- Failure to submit a masterplan and phasing proposal for the whole of the Ryton Village Growth site.

- The application does not comply with the requirements of policy GV6 – Ryton.
- The application would have an adverse impact on residents in Stargate and on Cushycow Lane in regard traffic (both construction and residents), impact on health and education facilities.
- The loss/stopping up of existing well used footpaths.
- Harm to the living conditions of existing residents through loss of privacy and overlooking
- Noise and disturbance from the construction of the development
- Loss of trees
- Impact on wildlife
- Overdevelopment of the site
- Development is out of character with the area
- Loss of existing views
- Increased traffic
- Highway safety
- Flooding
- Insufficient infrastructure regarding the existing drainage and sewerage system and lack of local school, GP surgery spaces, local shops and community hall

The application sites were 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 550 homes.

The applications in total proposes the erection of 550 homes across the Ryton Village Growth site. Both applications are full planning applications, fully detailed plans and associated supporting information has been provided. The supporting information includes a masterplan and a delivery plan which covers both application sites.

3. Officers consider that it would be beneficial for Members to view the site in advance of the meeting when the applications are likely to be presented to Members.

Recommendations

4. It is recommended that the Committee;
 - (i) Resolve whether or not to visit the above site in advance of the meeting on 13th March 2019 where officers anticipate that the applications may be presented.

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

Ryton, Crookhill and Stella

9. BACKGROUND INFORMATION

Nil