

**ADVANCE SUPPLEMENTARY REPORT**  
**TO THE PLANNING COMMITTEE**  
**11<sup>th</sup> March 2014**

**Agenda item 9**

**Application ref 13/00822/OUT**

**Land South of Netherleys, Former Allotment Gardens**

Since the publication of the agenda report the following have been received:-

- A letter of representation has been received which states that it is not in support or objection of the application. The letter highlights that representations received indicate that the building of the dwelling will set a precedent and will lead to four or five houses, all requiring access off Mill Lane. The letter indicates that the curtilage of Dunnocksfold House has no right of access at any point of its boundary from Mill Lane and that any application that may or may not occur to build within the curtilage of that property has no relevance to Mill Lane. Reservations are expressed regarding the adverse effect and/or alternative use for the land if the application is refused.
- The applicant has submitted a supporting letter the main points of which are summarised below:
  - The applicant's have run a business locally for a number of years and is keen to stay in the village long term.
  - They know it is important for any building to be in keeping with the surrounding area and will take steps to ensure that it is complementary to its surrounds and in keeping with other homes in close proximity.
  - They are aware of the concerns about access onto Mill Lane and indicate that they are prepared to pay a proportionate amount to repair the road and maintain it.
  - Plans have been made for a temporary construction access.
  - They have known some residents of Madeley for many years and are keen to stay on good terms and with this in mind will listen to any points raised and consider these carefully.
- A letter has been received indicating that permission has been given for the applicant to use a track across Brookhouse Farm land for the purpose of conveying building materials to the site.

The above does not raise any fresh issues that haven't been addressed within the report, other than the construction traffic route. This is across land to Brookhouse Farm and does not involve any access onto Mill Lane. This can be secured by a condition.

**The recommendation remains as set out within the main agenda report with an additional condition requiring the prior approval of the details of the construction traffic route prior to any commencement of development, and full implementation of the approved details at all times during the construction phase.**

