

ADVANCE SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
Tuesday 19th July 2016

Agenda item 9

Application ref. 16/00226/FUL

Smithy Cottages, Smithy Corner, Barr Hill, Madeley

A supporting statement has been received from the applicant as they are unable to attend the committee meeting on the 19th July. This statement sets out the following points;

- The plans have been 12 months in the making, to ensure that the proposals are in keeping with local requirements and are “tastefully” done,
- The neighbours have been considered and surroundings taken into account at all times,
- One dwelling has been removed from the original scheme which was felt to be too close to the Grade II Listed Building,
- The site is a sustainable development site for housing,
- The application was called in to committee on the grounds that the development is out of keeping with the Madeley Conservation Area, would result in road safety issues and is over development of the site. In response to these points - the house drawings have very much considered aspects of the surrounding areas and nearby houses and are more in keeping than many of the developments in the village,
- Two houses that would be well set back from the neighbouring buildings would not represent over development of the site,
- The development, with traditional design and improvements made, comply with the Local Plan and National Planning Policy Framework,
- A full traffic survey has been undertaken to ensure safety was ensured and checked,
- Two extra houses will not result in road safety issues and this has been supported by traffic surveys undertaken,
- Car parking has been found to be acceptable and in compliance with the Local Plan,
- The surrounding houses will not be adversely affected and safety will be assured,
- The Landscape Division and Highway Authority have no objections,
- There will be minimal impact on trees and hedgerows and any impact has been considered acceptable,
- Impact on Conservation Area – the development, with their traditional designs and improvements made, comply with the Local Plan and the National Planning Policy Framework,
- The Conservation Advisory Working Party consider the development can be accommodated and will preserve the character of the Conservation Area
- In response to the comment at the previous Committee meeting that the properties would not be affordable housing, the properties would not be executive homes, but four bed dwellings in much demand for growing families at an affordable price,
- Neighbour objections are more emotional than factual,
- The small development would have an acceptable impact upon residential amenity and comply with the necessary regulations and frameworks,
- Written documents in the submission comprehensively cover all objections and fears.

The RECOMMENDATION remains as per the main agenda report