

ADVANCE SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
16th August 2016

Agenda item 7

Application ref. 16/00518/FUL

Former Blue Bell Inn, New Road, Wrinehill

Since the preparation of the main agenda report **Betley, Balterley and Wrinehill Parish Council** have raised objections to the application on the following grounds;

- it represents inappropriate development in the Green Belt;
- it is of a poor design on a prominent site at the entrance to the village;
- increasing the size of the property will increase its adverse impact on the open nature of the Green Belt;
- increasing the size of the property will increase its purchase price, contrary to the aim of securing affordable housing in the area;
- that increasing the size of the property will reduce the area available for landscaping, further increasing the damaging effect on the Green Belt.

Officer comments

As set out in the agenda report the application is only to change the design of the house on plot 1 by increasing its footprint and height. The plot involved is not the corner plot, but rather the one on the northern, Betley, side of the development. The increase in footprint and height involved is considered very modest and in the context of the approved development does not raise any significant concerns in terms of its design (including landscaping), impact on the visual amenity of the area or impact on the openness of the Green Belt. There is no approved local policy that seeks to limit the size and affordability of dwellings, and in any case the change (from that which has already been approved) is insignificant.

The RECOMMENDATION remains as per the agenda report