

**FIRST SUPPLEMENTARY REPORT**  
**TO THE PLANNING COMMITTEE**  
**29<sup>th</sup> January 2019**

**Agenda item**      7

**Application Ref. 18/00854/REM**

**Land at Deans Lane and Moss Grove, Red Street**

Since the publication of the main agenda report five letters of representation have now been received raising the following objections;

- Increased traffic impact on highway safety, noise and pollution – including the safety of children;
- Deans Lane and surrounding roads are too narrow and dangerous;
- Ground stability, drainage and mining legacy could have an impact on neighbouring properties;
- Over population of the school;
- Savings to the council's budget for green space maintenance is negligible;
- Loss of privacy and overlooking caused to neighbouring properties,
- Non-compliance with Government guidance – PPS1 and PPS 3 (Housing),
- Efforts to minimise noise and disturbance should be ensured,

**Councillor Gardner** has also submitted comments on the application, in particular raising concerns that there are no highway safety improvements that would improve the highway and traffic flow on Deans Lane or the wider Red Street area.

The **Landscape Development Section (LDS)** have advised that amended and additional landscaping information does not address their recommendations set out in their original consultation response.

**Severn Trent Water (STW)** have also provided further comments and request that the use of soakaways is investigated first and only if they are not feasible would they consider a connection to the public sewer for surface water drainage.

Further comments are still awaited from the **Lead Local Flood Authority**.

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### Officer Response

As set out at paragraph 1.1 of the main agenda report the principle of the residential development of the site has been established by the granting of outline planning permission 16/00902/DEEM4 in December 2017. Details of the access and the impact on the surrounding highway network were considered as part of the outline consent and the proposal for up to 50 dwellings on the site was considered acceptable. Likewise, the impact on nearby schools and land stability matters were considered acceptable also. Therefore, these matters cannot now be revisited.

The impact on neighbouring residential amenity levels has been assessed as part of this reserved matters application at paragraphs 3.1 to 3.5 of the main agenda report and the proposed development is considered to accord with the Council's SPG on Space about dwellings and the guidance and requirements of the NPPF.

The comments of LDS are acknowledged but as set out in the main agenda report your officers consider that the principle of the amended landscaping scheme is considered acceptable and a condition can secure additional improvements also. Emphasis on these improvements will be secured within the landscaping condition.

**The RECOMMENDATION as set out in the main agenda report .**