

**FIRST SUPPLEMENTARY REPORT**  
**TO THE PLANNING COMMITTEE**  
**26<sup>th</sup> April 2022**

**Agenda Item 5**

**Application Ref. 22/00046/REM**

**Croft Farm, Stone Road, Hill Chorlton**

In addition to the three representations referred to within the main agenda report, a further three representations have been received objecting to the application. The concerns raised are summarised as follows:

- As the Borough now has a 7.3 year housing land supply there is no urgency for the development to be built and the application should be refused.
- The submission has a lack of details relating to surface water drainage even though a condition of the outline permission requiring such details. This is a critical issue that should be addressed. The proposal does not show the current or new route for the existing surface water drain, nor any gaps in the layout of the proposed dwellings that would provide a suitable easement.
- No details of foul drainage are provided.
- The scale, height and massing of the development has a severe negative impact on the landscape and townscape. The height of the proposed development is comparable to the excessive ridge height of a dwelling under construction at 'Greenways'. The ridge heights should be reduced to between 4-5m. The properties are cramped together with little space between thereby restricting views.
- The landscaping of the site has been significantly altered.
- Street lighting needs to be agreed within the reserved matters application as it relates to appearance.
- No consideration has been given to the safety of the site access onto A51 and the limited visibility of oncoming vehicles. Visibility is often blocked by parked cars.
- The Highway Authority has cursorily signed off the plans, not commented on the swept path analysis and has not requested the standard condition that garages should be retained for parking.
- The applicants have not commissioned a car-sharing scheme for the whole Neighbourhood Area as stated in the outline application.

Officer response

The acceptability of the design and impact of the development on the form and character of the area is addressed within the main agenda report and there is nothing further to add at this stage.

As stated within the main agenda report the means of access to the site has already been approved and objections on the highway safety implications of the access couldn't be sustained at this stage. In addition the report indicates that the details of the proposal are acceptable in this regard. As the garages are not required to provide an adequate level of parking there is no justification to impose a condition that stipulates that garages are retained for parking.

The applicant has indicated that no street lighting is to be provided and there is no indication from the Highway Authority that street lighting is necessary to meet their requirements. Notwithstanding this, a condition could be imposed that requires the approval of the appearance of any street lighting should it be necessary to provide it.

There is no requirement of the outline planning permission, granted on appeal, that a Neighbourhood Plan-wide car-sharing scheme is commissioned.

It should be noted that the absence of surface water or foul drainage details drainage strategy does not prevent this reserved matters application being approved. Whilst drainage details need to be agreed to satisfy conditions of the outline planning permission they are not required to be submitted for determination as part of this application for reserved matters. It will be necessary, however, for the applicant to seek approval of any revisions to the layout if permitted should it be necessary to make amendments to that layout to accommodate a suitable drainage scheme.

**The revised RECOMMENDATION is therefore as follows:**

**PERMIT subject to the following conditions:**

- **Link to outline planning permission and conditions**
- **Approved plans**
- **Tree protection plan**
- **Arboricultural method statement**
- **Schedule of works for retained trees**
- **Provision of access, parking and turning areas**
- **Details of materials**
- **Details of boundary treatments**
- **No street lighting to be installed without prior approval of its appearance.**