

**PLANNING AND HIGHWAYS (WEST) COMMITTEE MEETING**  
**31<sup>st</sup> August 2021**

**Additional information for Members**

**ITEM 3 – APP. REF. 21/00483/FUL**

As set out in the main report, additional public consultation has been undertaken to inform interested parties of the additional ecology information submitted by the applicant. At the time of writing the main report, the consultation period had not expired. Since the preparation of the main report, one further representation has been received, from the occupiers of Thornton Cottage, Redburn Road.

The representation makes the following comments:

- The need for housing is understood but the proposals are for too many dwellings;
- A development of 45 no. dwellings will significantly increase the amount of traffic on Redburn Road, which is dangerous and subject to a road safety scheme;
- Will the developer make any contribution to highways improvements, such as a new footway?;

The representation also makes reference to a further representation sent to the Council on 30<sup>th</sup> June 2021. In this representation, similar concerns were raised in respect of the number of dwellings proposed within the development, the potential impact on highway and pedestrian safety, the apparent lack of financial contributions towards local infrastructure etc, the effects of the development on local ecology and the suitability of the proposed sustainable drainage infrastructure.

The matters raised by the representations from the occupiers of Thornton Cottage have already been given consideration within the main report. To reiterate, the implications of the proposed development have been given careful consideration in conjunction with internal and external consultees and have been found to be acceptable in relation to highway and pedestrian safety, ecology and sustainable drainage.

The applicant has also agreed to meet all financial contributions requested by the Council as Local Planning Authority, in respect of supporting education provision, ecology mitigation and off-site play and will, through the discharge of recommended condition no. 7, be required to deliver improvements to Redburn Road, including the provision of a new footway up to the junction with Black Boy Road.

Consequently, and for the wider range of reasons set out in the report, officers remain of the view that the proposed development is acceptable and the application is therefore recommended for approval subject to the conditions provided in the main report.

The aforementioned additional public consultation exercise does not, however, expire until 2<sup>nd</sup> September 2021. In the event no further representations are received prior to the expiry of the consultation period, or if representations are received which only raise matters which have already been addressed by the main report, the application is recommended for approval subject to the completion of an agreement under s106 of the Town and Country Planning Act.

In the event any additional representations are received which raise issues which have not already been addressed by the main report, the application will be returned to the next available Committee meeting to enable Members to consider the content of the representation and an updated recommended decision would be provided by officers.

**RECOMMENDATION:** MINDED TO APPROVE, subject to expiry of public consultation period with no further representations being received, or representations only raising matters already addressed by the main report being received, the completion of an agreement under s106 of the Town and Country Planning Act 1990 (as amended) and subject to the draft conditions provided in the main report.