

Item. 10(f): pages 137-144

Location: BEESTON: Syers Lane, Beeston

Proposal: Proposed two number dwellings and garages.

REFERENCE: 3PL/2018/1338/O

Applicant: Miss K Townshend

Author: Naomi Minto

REPRESENTATIONS

Since publication of the Officer's Report, the agent advises that the proposal is for self-build dwellings, although this was not specified on the application form.

REPRESENTATIONS

Five further letters of representation have been received since publication of the Committee Report. Two in support of the application and three objecting. The main points are bullet pointed below;

Supporting comments

- New homes will support local school and businesses
- Infill development

Comments of objection

- The Parish Council, of which the applicant is a member of, objected to development opposite the site due to loss of a hedgerow. However, no objection was raised in respect of this application, which would also lead to the loss of hedgerow.
- Proposed development wrong type and in wrong place.
- Nominal housing growth afforded to Beeston, a rural settlement. However, the village has seen plans for over 20 new homes with more under consideration. The current level of development exceeds nominal housing growth in a small rural village.
- Adverse effect on local bat population.
- Development outside settlement boundary.
- Widening of road will increase traffic speeds and will make it easier for larger vehicles to travel along lane. This will have a detrimental impact on highway safety, having regard to the junior school at the end of the lane.
- Needs to be consistency in planning decisions – a recent application in The Street, in Beeston was refused as it included the removal of an ancient hedge.
- Adverse impact on existing residents

ASSESSMENT

Whilst the Council acknowledges, following recent correspondence from the agent, that the applicant intends to offer these dwellings as self-build plots and they would represent an infill site, which could potentially support the local school and businesses, these benefits are minimal and do not outweigh the demonstrable harm identified in the Officer's report, in terms of sustainability, having regard to local and national adopted policy, as well as Appeal decisions concerning similar proposals in Beeston.

RECOMMENDATION

The application therefore continues to be recommended for refusal.