

Item 9 (j): NARBOROUGH (pages 124 – 139)

Location: 1-14 Swaffham Road, Narborough

Proposal: Proposed 6 x No Market sale and 4 x No Affordable dwellings.

REFERENCE: 3PL/2017/1046/O

Applicant: Mr Stuart and Sam Melton and Outghton C R Melton and Son Fairview Nursery

Author: Donna Smith

NEIGHBOUR REPRESENTATIONS

A letter from a local resident has been received objecting to the proposal for the below summarised reasons:

- Overdevelopment
- Pressure on local services including schools and doctors surgeries
- Accessibility to the site – the main road is quite narrow and could be a danger to residents driveways on entering and existing adjacent properties.
- Loss of forestry
- Impact on protected species

CONSULTATIONS

Following correspondence with the Public Right Of Way Officer in respect of the amount of funds required for the upgrading of the RB4 PROW which runs parallel to the eastern boundary of the proposed site, the officer has stated that the best way forward would be for the applicant to provide:

- A Link from development to RB4 – 2m wide, tarmac surface to be adopted.
- Improvements to RB4 – 2m wide, 150mm deep compacted crushed planings along the length of the route.

ASSESSMENT

Following discussions it was considered that the resurfacing of the public right of way did not meet the tests and was not considered necessary to make the development acceptable or fairly and reasonably related in scale and kind. The applicant has already proposed to extend the 1.5m footpath from the end of the PROW to the existing footway provision to the southern boundary of the site as shown on the submitted plans.

The provision of the link to the southern boundary of the site to connect the existing footway provision to the PROW was considered acceptable by officers.

RECOMMENDATION

The recommendation is unchanged by the further comments. The site is located just outside the service centre of Narborough which has been defined by policy SS1 as a centre which has a good level of local services to accommodate local residents. Given the proposals location close to the service centre of Narborough it was considered the proposal was in a sustainable location and local services could accommodate the proposal for 10 dwellings.

Highways and NCC Ecology have assessed the proposal and have no objections subject to appropriate conditions. Furthermore, in respect of the recently submitted neighbour comment, the forested area to the frontage of the site is to be retained in order to maintain a positive aesthetic to the proposal.

The Council request delegated authority to amend and remove conditions and informatives following any grant of consent.