

AGENDA ITEM 9

SCHEDULE OF PLANNING APPLICATIONS

Item. 9(a): pages 14-23

Location: Land to the north of Herne Lane, Beeston

Proposal: Erection of 11 dwellings.

REFERENCE: 3PL/2018/0584/D

Applicant: Suburban 2006 Limited

Author: Fiona Hunter

CONSULTEE COMMENTS

Following publication of the committee report, a further response was received from Highways. This stated that originally they thought they were unable to request further highways works as this is a reserved matters application. They further went onto request if it is not too late to include conditions for HGV passing places. They also clarified the new roads and accesses were unlikely to be built to a standard to support HGVs.

ASSESSMENT

This application can only consider matters relating to access, layout, appearance and scale. Whilst HGV passing places could fall under layout, a key requirement of this nature should have been conditioned as part of the outline planning permission as something necessary to make the development acceptable and went to heart of the permission. No passing places on Herne Lane were conditioned or shown on the indicative development plan and therefore cannot be a requirement under this reserved matters.

From the Highways additional comments, it has been clarified that the new access roads will not be built to a standard to support HGVs as reported at paragraph 3.3 of the committee report, however, they could support cars pulling in.

RECOMMENDATION

The recommendation continues to be one of delegated conditioned approval to the Director of Place, following successful revocation of the Hazardous Substance Consent.