

WEST & NORTH AREA COMMITTEE 11th September 2011

SUPPLEMENTARY INFORMATION

PLANNING APPLICATIONS

1. Application Number: 12/02120/FUL

Address: Land opposite Springfield, Whitwell Lane

Additional Representations

Stocksbridge Town Council have written to confirm that when the application was presented to Councillors, there were no objections to the planning application but concerns were expressed with regard to whether the proposals could increase the risk of flooding in the area and whether the proposed elevations would conflict with neighbouring properties.

Councillor Richard Crowther has also written to advise that whilst it would be preferable for the site to remain undeveloped, as many people in the local community value the area as green open space, if it is to be developed, he requests that the Committee take into account the following concerns:

- (i) There are anecdotal reports regarding flooding in the area and that during heavy rainfall, water runs from the fields around Bolsterstone and onto the application site – a certain proportion then continues to flow down Whitwell Lane away from the site. Councillor Crowther would therefore ask that the Committee satisfies itself that the proposal will not exacerbate the extant flooding problems through the use of, for example, porous materials to allow for the soak away of surface water.
- (ii) Councillor Crowther advises that he is aware of the elevated position of the site in relation to other properties on Whitwell Lane and asks that the Committee satisfies itself that the land will not infringe upon the privacy of local residents or detract from the local landscape by not being appropriately sympathetic to other properties and features in the locality.

Amended Condition

Condition 5 relates to a requirement to provide details of hard and soft landscaping with specific reference to the northern boundary. This should actually refer specifically to the southern boundary. It is also proposed that details of the materials to be used in the surfacing of the driveway are also specified to ensure an appropriate quality of development and to ensure compatibility with the sustainable urban

drainage scheme required by Condition 11. It is therefore proposed that Condition 5 be amended as follows:

A comprehensive and detailed hard and soft landscape scheme for the site, to include details of additional tree planting to the southern boundary, the planting of two new trees to compensate for the loss of two existing trees and details of the proposed surface material for the driveway, shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced, or an alternative timeframe to be agreed in writing by the Local Planning Authority.

In the interests of the visual amenities of the locality.

Amended Condition

A revised plan has been submitted to indicate more clearly the extent of the two trees to be removed to accommodate the access into the site. It also indicates a slightly reduced driveway area. As such, Condition 2 is revised to take account of the updated plan:

The development must be carried out in complete accordance with the following approved documents:

X01, X02, E1, E2, E3, SV1, SV2 received 2nd July 2012 and 01S Rev E and 02S Rev B received by e-mail dated 7th September 2012 unless otherwise authorised in writing by the Local Planning Authority.