

Planning Committee – Tuesday 26th September

Update Report of the Head of Service

This Report has been checked on behalf of Legal Services by Sherrie Grant

Item 5.1

Application Nos: P/2021/01020

Additional Info/Consultation responses:

A total of 24 additional letters of representation have been received from Outwoods Parish Council, Friends of Outwoods and surrounding residents raising the following summarised comments:

- Outside of the development boundary;
- Not in the Outwoods Neighbourhood Plan;
- Introduces substantial urban form;
- Would have an adverse impact on amenities of local residents;
- Would set a precedent for further unacceptable developments;
- The Council has an adequate supply of housing;
- Unacceptable pressure on existing infrastructure;
- Highway safety concerns;
- Would increase congestion and cause additional pressure on the A511;
- There is limited public transport to the site;
- There are no real community facilities on the site;
- The buffer zones are inadequate and should be 20m in width;
- Would result in additional flooding concerns;
- Building dwellings would not result in landscape enhancement.

Response to comments received:

The site is located outside of the development boundary. The Committee Report sets out that the proposal does not fully accord with the Council's definition of a 'Rural Exception Site' for the purposes of Policies SP8 and SP18 of the Local Plan and Housing Choice SPD 2019. However, the scheme does comply with Paragraph 72 of the NPPF and the weight placed upon the need for accessible fully affordable housing sites which would increase the supply of reduced cost home ownership products in Burton, together with the site constituting a sustainable development, are considered to outweigh this policy conflict. The principle of residential development is therefore considered to be acceptable in principle.

Technical matters relating to highway safety, residential amenity, flooding, ecology, landscape and infrastructure are already addressed in the original committee report. It is noted that the County Highway Authority, Natural England, Lead Local Flood

Authority and all infrastructure providers raise no objections to the application on technical grounds, subject to the imposition of relevant planning conditions and financial contributions.

Recommendation: As per officer report.

For further information contact:
Email: dcsupport@eaststaffsbc.gov.uk

Item 5.2

Application Nos: P/2023/00578
Site: Branston Locks Primary School

Additional Representations

Re-consultation period on the amended plans expires 22-09-2023

One further letter of comment on the proposals has been received from a **local resident:**

- Already an increase in vehicle in the surrounding area from the new estate, causing frustration for drivers
- Shobnall Road around the school is an issue and with the recent fatality road safety must be considered
- The new road layout should be used to slow the traffic passing the school, including traffic calming etc
- Once the spine road is complete it could easily be misused as a cut through to get to the A38

Further representations received from **Branston Parish Council:**

- Concerns about the suitability of the drop off points on the link road, note the turning head but when the road extended further will the turning head still be available
- The drop off area on the road will be limited by the zig zags in front of the school
- The central reservations on the road are noted and it is not clear how many cars will be able to use this drop off area at the same time.
- Evident that as children are dropped off other vehicles will be vying for space on a narrow section of road, so concerns about accidents
- A layby would be a better option than a central reservation
- Confident in the desire of DfE, SCC and the school for pupils to walk to school, but in reality very few walk to school, as working parents need to drop off on their way to or from work and inclement weather adds to car drop off.
- Every road around schools all over the Borough has issues with traffic at the beginning and end of the day, creating mayhem and chaos for local residents.
- Existing traffic and parking issues with John Taylor Free School despite their provision of parking facilities.
- Lessons need to be learnt from other experiences around the Borough

- A layby for up to 20 vehicles should be provided to ensure the safety of all children and parents.
- The current design only caters for today and not the future when the spine road runs the length of the site, is there traffic modelling data for the design?
- As the main route through the estate you will not want traffic stop starting.

Officer Comments:

Objections relating to highway safety are addressed in the committee report and it is noted that the County Highway Authority raise no objections to the application on the revised design of the road and technical grounds, subject to the imposition of relevant planning conditions.

Recommendation: As per officer report.

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