

PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: 6th January 2021

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
20/00383/REMAJ and 20/00381/FUL	Lyndsey Hayes	02 and 03	79-115

Additional neighbour representations

Since the publication of the committee report a further 35 letters of objection have been received. The concerns are summarised below:

- The planned development on the west side is too close to Inskip school.
- The amended proposal shows 2-storey properties on the western boundary.
- The proposal infringes upon the privacy, well-being, and safety of the children and the safeguarding responsibilities of the school itself.
- Inskip-with-Sowerby Parish Council and the Governors of Inskip St Peter's School have objected to these plans, and their concerns are shared by parents. Alternative proposals have been suggested by the school governors and the parish council that would avoid the issues but have not been considered by the developer. There are numerous alternatives that could have been designed to satisfy concerns.
- The two storey dwellings adjacent to the school would allow residents to overlook the school drive with a full view of the school frontage and entrance and also a view of the playground.
- These properties will look ugly with the backs of properties as a 'slab' of development when approaching the Village from the west.
- The two storey dwellings (overlooking the School from the rear elevations) and on the front boundary will be a blot on the landscape of the Village
- Revised proposals with bungalows would be more aesthetically pleasing.
- Noise will be a concern for residents of the properties, not just the school
- The proposal will result in overdevelopment by its layout and density
- The design of the properties will not be in keeping with other new build properties in the area.
- The green space is in the wrong place and should be moved to the western boundary to create a green buffer with the school. This would also improve air quality for the children.
- Land should be provided for pick up and drop off of children to the school.
- A driveway, car park and village shop would be a much better advantage to the village and a huge benefit to the community.
- There is no consideration for additional families needing primary school places, and the school is also ready oversubscribed with no places for current residents.
- Having more bungalows on the site would resolve the issue of further oversubscription of the school.
- Bungalows would be better as there are large number of elderly people living at present in 3/4 bedroom houses which could be sold.
- Families have made a conscious decision to live in a rural village, and this proposal will negatively impact upon this.

- The developers have not engaged with the community or considered the difficulties their plans bring, and have not adjusted their plans to provide mitigation.
- The area is a farming area so it is queried why housing is being encouraged.
- Building on a green field would add to flooding in the village.
- Concerns about the proposal adding to existing foul drainage problems in the area as existing pipes and systems have not been upgraded. The site should therefore have its own system or pumping station.

Officer Response: The concerns about impact on the school, visual impact, design, layout and density are already dealt with in the main committee report. Impacts on capacity of existing schools, loss of greenfield site, flooding and foul drainage concerns raised are matters relating to principle of the development that were considered as part of the outline application and are not matters that can be revisited at reserved matters stage.