

Planning Committee Updates Sheet – 9th September 2021

Item 6 Planning application 07/2020/01063/FUL – Land to the east of Reynard Close, Longton

As of the 6th September a further 8 late letters of representation have been received in relation to the proposal, of which 7 object to the application and 1 are in support of the application which are summarised below with Officer comment in italics where necessary:

- No reference within the Officer report to the group objecting being signed by 43 local residents
- Appearance of the proposed dwellings are out of character with the area
- Proposed dwellings and garages are overbearing
- No mitigation strategy has been provided for wildlife species and wildlife habitats – *The response received from the Council's Ecology consultants is reported at section 7.5 of the Officer report*
- Access must be to and from Chapel Lane – *There is no policy requirement for this*
- There is no legal basis for submitting supporting comments on any planning application – *The Local Planning Authority has a legal requirement to consult and report representations made*
- It is not legally or morally right for a developer to be exempt from paying CIL monies – *National CIL regulations exempt self-build developments from being required to pay CIL monies*
- Vast majority of letters of support are not from the site locality

Should planning permission be granted an objector also wishes for the Planning Committee to consider amending condition 20 to require the applicant make good any damage to unadopted roads used to access to the site in addition to the adopted highway – *Officer comment :- Any damage to private roads during construction would normally be a private matter between those with a legal interest in the road and the developer*