

Planning committee update (9th December 2021)

Item 7 – 07/2020/01063/FUL – Land at Reynard Close, Longton

1. Following community engagement and subsequent amendments to the scheme, this proposal was subject to additional public consultation which only completed at midday on the 9th December 2021. As of midday today two late letters of representation have been received

a) The first objects to the self-build nature of the scheme and subsequent loss of financial obligation from the developer towards public infrastructure. Planning legislation allows for self-build schemes and there have been several successful self-build projects across the borough; in fact, the Governments 'Help to Build' Scheme (April 2021) is backed by funding to support such initiatives. The Community Infrastructure Levy regulations also provide for a mechanism whereby self-builders can apply for CIL exemption. This is perfectly lawful and neither the premise of self-build or CIL exemption should be a reason for refusal. Other financial obligations have been met based on the number of houses on site.

b) The second is a repeat of objections received from the same person throughout the process with regard to environmental impact. The Councils ecologist at each stage in the process has confirmed that changes are acceptable subject to mitigatory conditions. These conditions are included in the report.

2. Proposed condition 2 (see agenda report) includes reference to approved site plan 19024-C4P-AV2-ZZ-DR-A 0500/P3. Following discussion with residents, and to clarify the situation with regards to boundary treatments the applicant would like to replace this plan for version P6; the only difference being the addition of annotation stating '*boundary fences are to be constructed 1800mm from the existing Auburn Avenue/Reynard Close garden levels*'