**Planning Committee Update Sheet – 7th March 2018**

**Item 8 - 07/2017/2900/FUL – Land Off Brindle Road, Bamber Bridge**

**1. Applicant’s Clarification on points in Officer’s Committee Report:**

The quote provided at Paragraph 27.3 is attributed to WHO 1999 guidance in the committee report but is actually taken from the British Standard (BS8233:2014).

Paragraph 27.4 indicates that the scheme will reduce external noise levels within gardens of properties on Stephendale Avenue and Cottage Gardens by 5 – 10dB. According to the Environmental Noise Study, the actual reductions will be between 8 – 14dB for properties on Stephendale Avenue and between 9 – 10dB for properties on Cottage Gardens.

Paragraphs 27.10 – 27.13: SRBC is applying NPPF bandings to noise target levels. NPPF does not provide any guidance in terms of levels and WHO 1999 and BS8233:2014 make no reference to the impact in terms of health, except where WHO 1999 talks about annoyance. There is no evidence to justify officers’ position that a noise level above 55dB LAeq,16hr represents a ‘significant adverse health effect’; there is no direct link between the NPPF and NPSE categories and the guideline values.

**2. Amendments to Condition Wording:**

Condition 2 relating to the approved drawings needs to be amended. The Cherry housetype reference is 3CE080 and the Rochester is 3RO077. The condition should now read:

*The development hereby permitted shall be carried out in accordance with the submitted approved plans: Site Location Plan SL01 Rev A; Proposed Site Layout PL01 Rev AF; Housetype plans 2C0075 Conrad; (No Ref) Fairhaven; 40A115 Oakwood; 3WE103 Weston; 3JA098 Japonica; 4AD108 Addingham; 3ST100 Stirling;* ***3CE080 Cherry****; 2ST062 Studley; 3CH073 Chatsworth;* ***3RO077 Rochester****; (No Ref) Single Detached Garage; Elevational Treatments ET01 Rev B; Hard Surfacing  HS01 Rev A; Boundary Treatments BT01 Rev B; Refuse Plan  RP01 Rev A; Streetscenes and Sections  SS01 Rev B; 2.5m Closed Boarded Fence (Acoustic) BH/MAN/SD/FD014 Rev C; Landscape Specification LDS421 (E)-LS; Planting Plan 1 of 3 LDS421-01E; Planting Plan 2 of 3 LDS421-02E; Planting Plan 3 of 3 LDS421-03E; Site Access and Emergency Access Visibility Plan Croft Transport Solutions 1401-F01 Rev F.*

**3. Officer’s Revised Recommendation**

Remove Condition 28 (access to remainder of Site S) with the provision to be included within the S106 Agreement. Therefore the officer recommendation be amended to read:

That Members be minded to approve the application and that the decision be delegated to the Planning Manager in consultation with the Chair and Vice-Chair of Planning Committee upon the successful completion of the Section 106 Agreement to secure the provision of on-site affordable housing, and commuted sums for off-site highway improvements, bus service and public open space **and the provision of access between the two parcels of Site S**

**4. Additional Representation:**

A letter of objection has been received from the CPRE following the re-consultation on the amended plans. They comment that:

* The addition of 13 bungalows is welcomed but this is a mere 7% of the site and it is unacceptable for SR officers to say that 1 or 2 bedroom affordable houses have a higher priority.
* The density of the development is out of character with the surrounding properties.
* The 5m fence and bund are directly in front of the affordable homes. It is too high and should be replaced by natural tree and shrub planting
* Lack of green infrastructure on the site for nature open spaces and children’s recreational area
* The planning committee should be consistent in upholding the standards of the local