

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