

## **Planning Application 21/02017/FUL – Proposed Residential Development Land North East of Grove Lane Bayston Hill**

Currently face to face meetings are being limited and the suspension of using virtual video conferencing is no longer legal for local government decision making. Bayston Hill Parish Council (BHPC) have delegated the commenting on planning applications to the Parish Clerk who will liaise with the Chair of the Planning Committee and Chair of the Council in drawing up a response.

Consulting with the Chair of Planning Cllr Caroline Clode and Chairman of Bayston Hill Parish Council Cllr Mark Underwood as well as Cllr Ted Clarke (BHPC and SC member) via conference call on Monday 7<sup>th</sup> June 2021.

Cllr Clode declared an interest as she lives off Grove Lane and the applicant is known to her. This is not a pecuniary interest.

Both Cllr Clarke and Underwood are aware of the local interest this application has generated. At the time of the call there were 12 neighbour representations – all with concerns if this application were to be granted planning permission in its present form.

As Locum Parish Clerk to the Council the submission is **NEUTRAL** to this housing development proposal but to request a number of matters be taken into consideration by the Planning Officer.

**Proposed two storey dwellings** – the concern being they are not in keeping with the type of properties in the vicinity. In addition, a survey result from the Community LED Plan suggested a housing need for bungalows/single occupancy rather than larger family homes. A Housing Needs Study was also undertaken earlier in 2021 which should be referenced as it too may have similar results. Would the applicant consider a different design for the properties – more of a chalet style bungalow with pop outs for second level bedrooms? This change would make the homes less imposing.

**Surface Water drainage** – there is concern made by residents of neighbouring properties over a natural spring in the vicinity of the site which may be affected by the removal of green area which is part of the natural land drainage currently in place. Would the Planning Officer pay particular attention to the submitted plans relating to the surface water drainage scheme and that all policies under SuDS are followed?

**Protection of Ecology & affected Hedges/Trees** – there is concern made by residents of neighbouring properties over potential harm this development could bring about, during construction and more long term once the development is complete. Would the Planning Officer offer some mitigations, e.g. habitat protection measures, bat boxes installed, trees planted to replace any that are lost as the site is built on.

**Site Access** – there is concern made by residents of neighbouring properties over current issues encountered by larger vehicles using Grove Lane. Please consider conditions to minimise disruption while construction is underway and when complete that emergency services vehicles as well as refuse collection reach all properties unhindered.

A handwritten signature in black ink that reads "Shaun Jones". The signature is written in a cursive style with a large, prominent 'S' and 'J'.

Shaun Jones  
Locum Clerk to Bayston Hill Parish Council