

Item 6

DC/23/0830/OUT


Outline Application (All Matters Reserved) - Construction of three bungalows and garages.

Land fronting Seven Gardens Road, Burgh.



Reason(s) for committee

This application was referred to committee by the Chair and Vice-Chair to allow members to consider the merits of the proposal in-light of concerns raised by parishioners during a Parish Council meeting in relation to increased traffic, environmental impacts and the sustainability of the site's location.

A teal-colored decorative shape, resembling a stylized hill or a wedge, is positioned in the bottom right corner of the slide.

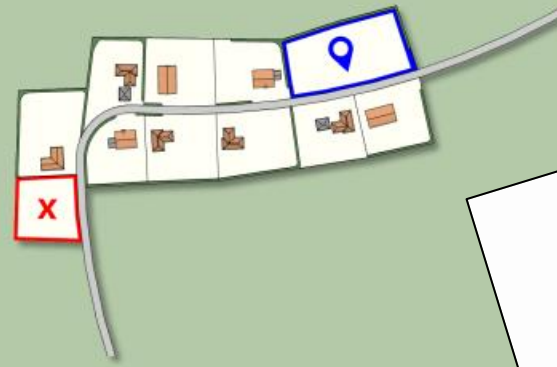
Site location



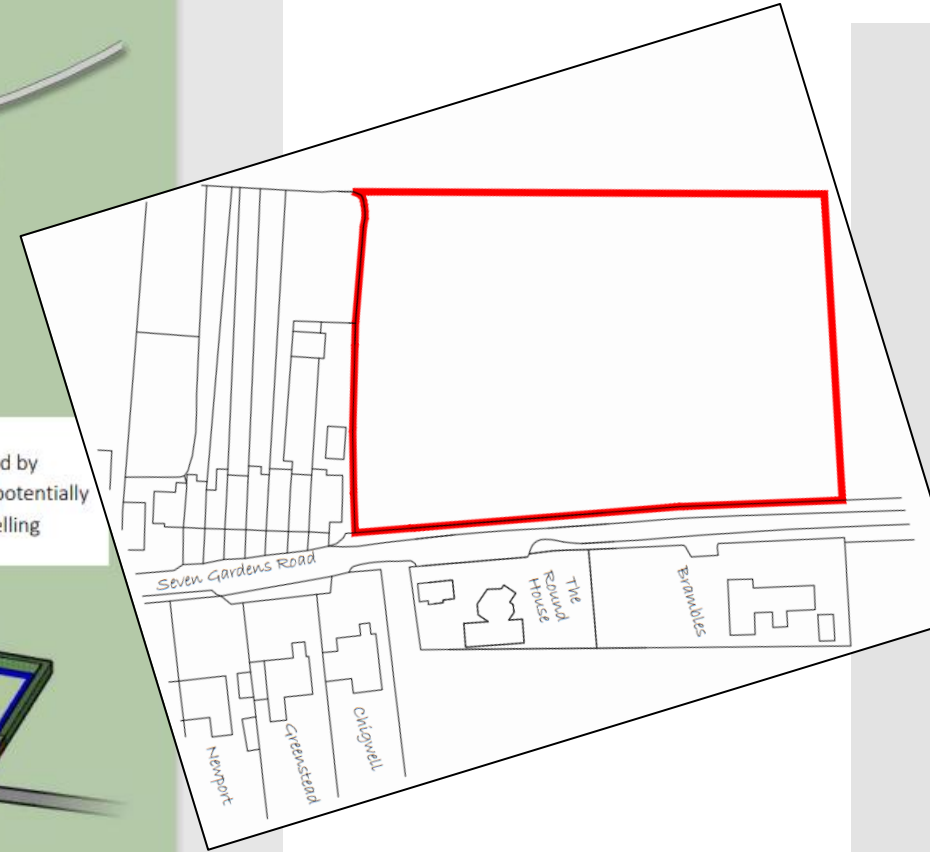
Illustration 6 | Potential sites in a 'Cluster' or 'Settlement in the Countryside' with large plots


A site with existing development on only one side or that does not extend along the entirety of the site will not be supported

See paragraph 5.6 of this document for information on the development of up to 5 new dwellings adjacent to a 'Settlement in the Countryside' in relation to WLP8.7



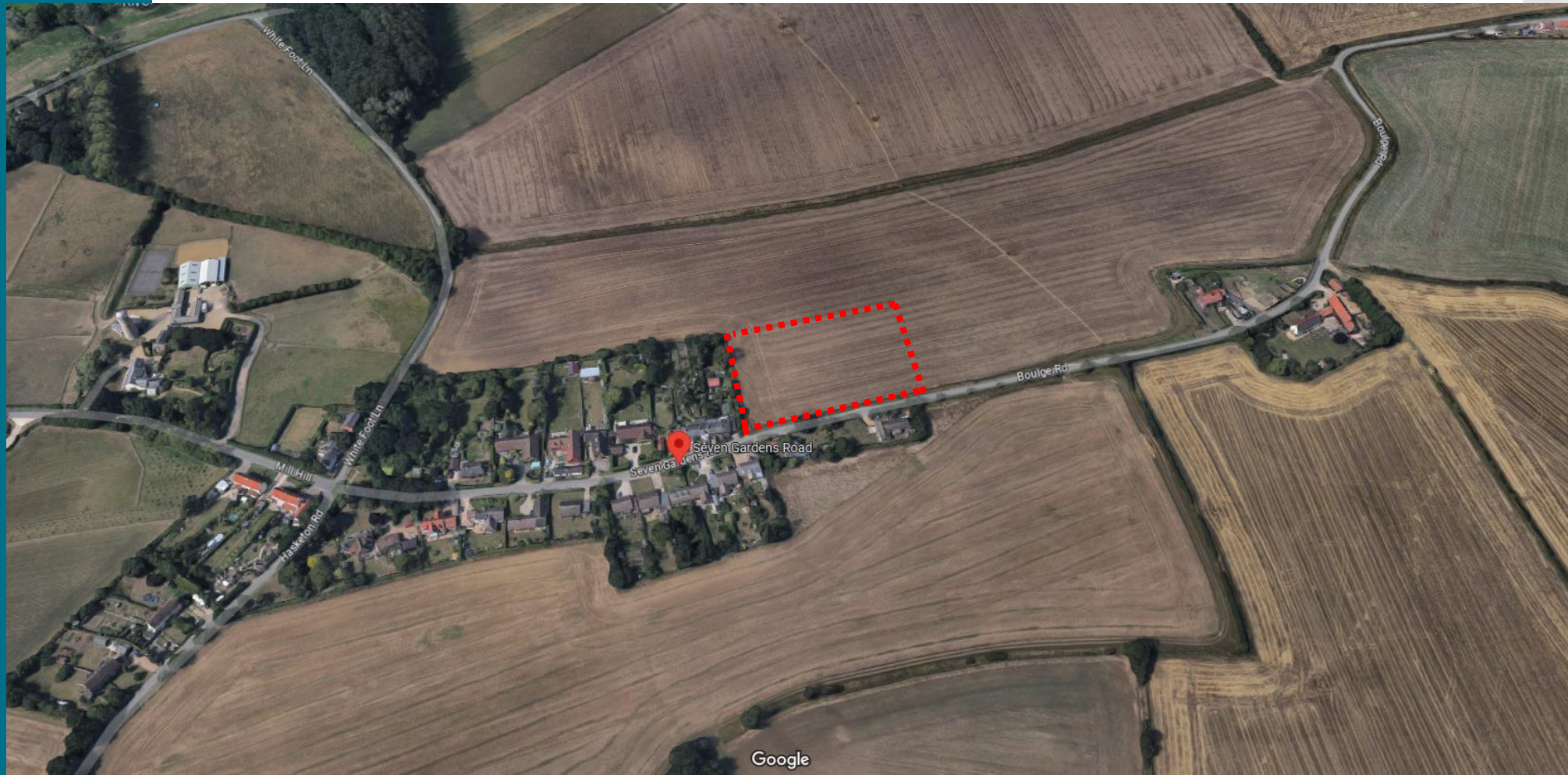
Appropriate sites must be enclosed by development on two sides. Sites could potentially be suitable for more than one dwelling



 Site potentially suitable for housing

 Not suitable for housing

Aerial view



Photos

1



2



Photos

1



2



Photos

1



2



Photos

1



2




Illustrative block plan



Illustrative street scene



Material considerations

- Traffic and highway safety
 - Sustainability of site's location
 - Environmental concerns, including loss of agricultural land
- 
- A teal-colored decorative shape, resembling a stylized hill or a wave, is located at the bottom right of the slide.

Recommendation

Approval subject to the following conditions:

1. Submission of reserved matters application with three years
 2. Commencement of development within two years of reserved matters approval
 3. Approved site location plan
 4. Layout to be broadly in accordance with indicative layout submitted with outline application
 5. Standing condition concerning the unexcepted discovery of contamination
 6. Submission of surface water drainage details to be included within reserved matters application
 7. Submission of refuse/ recycling bin storage areas to be included within reserved matters application
 8. Submission of vehicle parking/ manoeuvring details to be included within reserved matters application
 9. Submission of access visibility details to be included within reserved matters application
 10. Submission of Construction Management Plan to be included within reserved matters application
 11. Submission of photographic conditions survey to be included within reserved matters application
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