Planning Committee: 2 March 2022

Observations received following the publication of the agenda

Item 5: W/21/0263 Land at Bakers Lane, Knowle

Photographs have been received from the CPRE and have been circulated to Members in advance of the Committee Meeting.

Public Response

1 additional response stating that no more development should be permitted before the existing situation is fully rectified.

Impact on Neighbours

Concern has been raised by a third party regarding the impact on their property not having been assessed. The property is located to the northeast of the application site some 110 metres away from the application site with the garden flanking the canal to the south of the dwelling. At the nearest point, the site is approximately 60 metres away from the boundary of the property.

Officers have considered the potential impact and are satisfied that due to the separation distance together with intervening features and the small-scale nature of the specific proposal, the development would not result in material harm to the property.

Item 6: W/21/0862 – St Andrews House, Southam Road, Radford Semele

Further objections received from neighbours who have already objected to the application reiterating their concerns with the proposal's design and scale, and the impact that it would have on this historic part of the village. Concern is also raised over the impact that the loss of the existing building would have on the village due to its history and the impact of further family housing on the village's existing amenities.

Neighbours have expressed that they disagree with the Officer's assessment contained within the Landscape Impacts section of the report and the statement about the leaves of the trees shedding to allow more light to the neighbour's properties. They also refute the statement that the clearing of leaves from the pavement and highway is not a material consideration.

A neighbour has objected again with the opinion that the Officer has misinterpreted the policies contained within the Neighbourhood Plan, specifically Policies RS2, RS6 and RS13.

Radford Semele Parish Council have submitted a further comment to reaffirm their objection to the scheme and are concerned that a further consultation has not taken place on receipt of the amended plans. Officers did not consider this necessary due to the minor amendments made which sought to address the concerns raised by Officers and members of the public.

Item 9 – W/21/1846 – 27 Keytes Lane, Barford

Update to section Design and impact on Conservation Area

Part of the existing wall will be demolished to accommodate the proposed garden shed, as shown on the existing and proposed plans and elevations for the shed. Conservation and Design do not consider that the partial demolition of the existing wall would be harmful to the character and appearance of the conservation area.