

**CENTRAL PLANNING COMMITTEE
SCHEDULE OF ADDITIONAL LETTERS**

Date: 22nd November 2018.

NOTE: This schedule reports only additional letters received before 5pm on the day before committee. Any items received on the day of Committee will be reported verbally to the meeting

Item No.	Application No.	Originator:
5.	18/00186/OUT	Mandy Starr – Case Officer

Commitment and completion data for Buildwas, as at the 31st March 2017 indicates that there have been 2 completions in Buildwas between 2011/2012 and 2016/17 and a further 8No dwellings have been committed on sites with planning permission as of 31 March 2017.

The Planning Policy Team intends to publish the 2018 update report in December. Having reviewed the monitoring thus far undertaken, it is understood that a further 3 dwellings have obtained Planning Permission between the 1st April 2017 and the 31st March 2018.

Since then 1No further dwelling and 2No replacement dwellings (with no net gain) have been granted – however these dwellings will not be considered within the updated Five Year Housing Land Supply Statement 2018 as they were granted after the base date for this Assessment.

On the Committee Report, the Recommendation is to Grant planning permission subject to conditions.

The wording of Condition 8 has been changed to omit the following sentence from the text: *unless otherwise approved in writing by the Local Planning Authority.*

Item No.	Application No.	Originator:
6	18/03486/FUL	Cllr Dan Morris, Local Member

I am afraid that I am unable to attend the planning meeting, however I would like to make a few brief observations for consideration in relation to item 6, The Square, Great Ryton 18/03486/FUL.

Great Ryton is a small village, there are around 30 properties in the village. There are concerns that adding 15-20% to the housing stock in the village is a disproportionate addition to the number of houses.

Planning policy refers to a need for a mix of housing in settlements, but are 2 and 3 bedroom flats what the village of Great Ryton needs, has the application demonstrated a proven housing need for 5 flats in Great Ryton?

I would ask that the Committee pay consideration to the concerns the local population and parish council has over this application, mainly over drainage/sewage, parking and extra car movements. I would ask that the committee in particular consider applying weight to local knowledge over drainage concerns.

The Officers report makes reference to upgrading to a mini sewage treatment plant that would discharge to any existing soak-away. This could be considered to be a vague statement of intent rather than a specific factual solution to the potential large increase of drainage flow that 5 new flats would generate, especially given the local concerns over the history of flooding here.