

# PLANNING COMMITTEE

19<sup>th</sup> July 2023

## Late information

AGENDA PAGES	DETAILS
Pages 5 – 16 and 17 - 28	<p data-bbox="491 512 1449 539"><b>AGENDA ITEM NUMBERS: 6 and 7 (PA/343609/19 and PA/343610/19)</b></p> <p data-bbox="491 584 1198 611"><b>ADDITIONAL REPRESENTATION AND RESPONSE</b></p> <p data-bbox="491 663 1321 689">Lands at Former Birks Quarry, Huddersfield Road, Austerlands.</p> <p data-bbox="491 734 983 761"><b>ADDITIONAL REPRESENTATIONS:</b></p> <p data-bbox="491 797 1506 891">Further to the publication of the Planning Committee agenda an additional representation has been received making the following (summarised) comments:</p> <ul data-bbox="539 936 1506 1137" style="list-style-type: none"><li data-bbox="539 936 1506 1066">• In relation to PA/343609/19, issues raised relate to impact on privacy (due to site elevation) and lack of sectional drawings to show relationship between the development and neighbouring properties on Huddersfield Road.</li><li data-bbox="539 1077 1506 1137">• In relation to PA/343610/19, issues raised relate to proposed works outside the application site as defined on the Location Plan.</li></ul> <p data-bbox="491 1173 1334 1200"><b>RESPONSE TO ISSUES RAISED IN THE REPRESENTATION:</b></p> <ul data-bbox="539 1245 1506 1984" style="list-style-type: none"><li data-bbox="539 1245 1506 1406">• In relation to PA/343609/19, the proposed dwelling closest to the objector’s property is over 30m from the objector’s property. As a result of the separation, it is considered that the proposed development would not lead to unacceptable impact on the privacy of the objector, notwithstanding the difference in levels.</li><li data-bbox="539 1417 1506 1648">• Sectional drawings to demonstrate the relationship between the development and the properties along Huddersfield Road were not considered necessary as plans showing difference in levels were submitted with the application. The approved Site Plan shows spot heights within the site and along Huddersfield Road and from these, the relationship between the proposed dwelling and existing neighbouring dwelling along Huddersfield Road could be determined.</li><li data-bbox="539 1682 1506 1984">• In relation to the issues raised regarding PA/343610/19, the proposal has been assessed on the basis of works indicated within the Site Location Plan and the approved Site Plan. Although the Site Plan indicates that some regrading works would be undertaken on lands adjacent Birks Avenue, those works are outside the red line boundary and importantly, are not considered to be an integral part of the development. Any works outside the Site Location Plan and the approved Site Plan are not covered by any approval given and may require a separate planning permission.</li></ul>

	<p><b>AMENDMENT TO REPORTS:</b></p> <p>No amendment required.</p> <p><b>AMENDMENT TO RECOMMENDATION:</b></p> <p>No amendment required</p>