

PLANNING COMMITTEE – 07 July 2022

Schedule of Communication Received after Printing of Agenda

Item	Correspondent	Date	Points Raised (Summary)	Officer's Response
5 Land adjacent Orchard House, Thorney Road, Wigsley 22/00788/RMA	Cllr Dales	06.07.2022	<p>Comments received as follows:</p> <p><i>Please accept my apologies for being unable to attend July's planning committee. Wigley's parish chair is also unable to attend.</i></p> <p><i>My reasons for requesting that this be 'called in' should the Officer be minded to approve this application is that I do consider this to be 'finely balanced' in planning terms and I do want to ensure that the Parish Meeting's concerns are brought to the debate, as follows:</i></p> <ul style="list-style-type: none"><i>Amended Core Strategy Spatial Policies settlement hierarchy defines Wigsley as an 'other village' thus development proposals in these areas must be considered under Spatial Policy 3 (SP3), which states that local housing needs will be addressed by focusing housing in sustainable, accessible villages. Wigsley is not one of those.</i><i>We have previously allowed infill development within the village boundary and I have no problem with this where it is appropriate. Whilst this application does remove another green field, it is accepted that Wigsley is surrounded by Open Countryside and that a single 4-bed detached house with a detached double garage and suitable landscaping on this site would do no harm. Views through to the open countryside behind it would still be visible on either side. However, two detached houses and associated garaging feels cramped and will remove views from the street through to the open</i>	N/A

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			<p><i>countryside behind, as well as limit future tree/landscaping capacity.</i></p> <ul style="list-style-type: none"> • <i>The proposal for a new build should respect the character and appearance of the area. Two detached dwellings on this site with two detached double garages and the impact of that feels over-intensive, being relatively cramped and out of character with the existing spatial layout along Thorney Road. It would look incongruous and awkward in comparison to its immediate neighbours and to the other dwellings on Thorney Road and, indeed throughout the village. Paragraph 127c) of the National Planning Policy Framework states that new development should be sympathetic to local character.</i> • <i>If this was a proposal for two semi-detached, smaller homes in the middle of the plot there may be a stronger case for two new dwellings; Wigsley has no affordable or starter homes, but without an outweighing HNA then CP 11 requires us to consider rural accessibility to services and facilities including regular public transport – which Wigsley does not have.</i> • <i>Furthermore our Tree Officer has raised concerns with regard to the size and sitings of both dwellings and garages on the visual impact on the village street scene. I cannot see that these have been resolved.</i> <p><i>Concerns had been raised at committee at 'Outline' stage and these do not appear to have been addressed.</i></p> <p><i>I therefore feel that this application warrants a site visit and</i></p>	

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			<i>committee debate.</i>	
10 Land off A17, Coddington 20/01452/OUT M	Officer	06.07.2022	Part of this item will be public. Please refer to attached Appeal Update Report and appendices.	N/A