

APPENDIX 2 BULCOTE FARM APPLICATIONS

THIRD PARTY REPRESENTATIONS

15/00784/FULM AND 15/00785/LBC

JUNE 2015

Principle of 25 dwellings in the conversion of the building may be acceptable but matters of infrastructure and access would need to be addressed

Support principle of bringing building back to use but questions need for this much new building enabling development

Development is too large

Area does not have the infrastructure (health and school facilities) to support this level of development

HIGHWAYS

Potential damage to unadopted road

Increased traffic generated on road not designed to carry this amount of traffic

Increased congestion onto the A612

Impact on highway and pedestrian safety

Vehicle and pedestrian access over the railway line is unsuitable

Increased traffic would result in congestion at the railway crossing

Current farm traffic not compatible with level of traffic generated by the development and would impact on residents of new development

Lack of parking at the community building

Village roads could not cope with increased traffic

Existing cottages have no of street parking

Insufficient parking for new dwellings

HERITAGE

Questions purpose of listed buildings and conservation designations

This is a historic and a conservation village with a number of Listed Buildings

New dwellings are out of character with design of Listed Buildings

Adverse impact on Conservation Area and will endanger conservation village status

ECOLOGY

Impact on protected nesting birds and wildlife

CHARACTER

Adverse impact on the Green Belt

Adverse impact on the countryside and public enjoyment of the area

The village would become bigger losing its attractive and tranquil character

The proposal is out of proportion with the size of the village

The Development would be a blight on the village and the surrounding area

This is an agricultural site

FLOOD

The site is in a flood plain and area more susceptible to flooding – exacerbated by additional development

Impact of additional surface water run off on the dyke – surface water should not be directed into the dyke

The proposal would exacerbate existing drainage issues

MISC

Developers have taken little notice of previous residents comments from community consultation

Agree with Parish Council comments

Development will also impact on neighbouring villages

Community building is in an unsuitable location

Existing utilities would need major upgrading with extensive works having to come through the village

Pollution from increased traffic

There is contamination on the site

The surrounding fields have been sprayed with sewage and cannot be used to grow food for human consumption

A more suitable use of the building would be as a museum or educational facility

The proposal will destroy the tranquillity of the village

Impact on amenity during construction

The school at Burton Joyce is already at capacity

The proposal raises health and safety issues

15/00784/FULM 15/00785/LBC and 17/02325/FULM

JAN – MARCH 2018 (some standardised letters and some from same address)

HIGHWAYS

Inadequate highway width and concerns with regards to highway safety – could alternative routes used by the farm not be considered

Inadequate footpaths and pedestrian safety

Highway and railway safety – photos provided regarding an incident at the level crossing which blocked the road

HERITAGE

There is no objection to the proposed renovation of the farm buildings

The support for the enabling development has not been demonstrated.

CHARACTER

Impact on Green Belt – the proposals are contrary to national and local policies

The urban design of the dwellings is out of character

FLOOD

The proposal would put pressure on existing drainage

MISC

The proposal would set a precedent

Noise nuisance from increased traffic

Bulcote is a self contained village which is some distance from bus stops and which relies on Burton Joyce for services which would also be affected - the proposals would put pressure on local schools and health services

15/00784/FULM, 15/00785/LBC and 17/02325/FULM

AUG-SEPT 2018 (some standardised letters and some from same address)

Support the Parish Council comments

HIGHWAYS

Inadequate roads and footpaths and pedestrian safety by virtue of increased volume of traffic

Well used bridle way and roads used by walkers, cyclists horse riders as well as cars and farm vehicles.

There is no footpath to the bus stop

If the road is closed there is no other access to the site

HERITAGE

The enabling development is not justified in accordance with HE guidance

NOV – 2018 DEC 2018

1 letter of support has been received.

HIGHWAYS

Proposed road improvements fail to address highway and pedestrian safety issues

Loss of on street parking serving existing cottages as a result of the proposed road improvements

Loss of verge to create footway as part of the proposed road improvements

Access road is not suitable for heavy traffic

Safety issues particularly at the level crossing

If permission were ever to be granted then there should be an access road to Gunthorpe or Burton Joyce

AMENITY

Unacceptable impact on amenity of the village and villagers

HERITAGE

Unacceptable impact on Conservation Area

MISC

Sections of land to facilitate the highway improvements is not within the ownership of the applicant.

The proposal is a waste of public monies.