

UPDATE REPORT

ITEM NUMBER 001

Application No: 14/05899/OUT

Leacroft House, Bristol Road, West Harptree, Bristol, BS40 6HF

Summary of Consultation/Representations:

Local Representations: A further letter of objection has been received raising the following concerns:

1. The development will have a detrimental impact on a village of the size of West Harptree from a visual, character and functional prospective.
2. The access road is of insufficient size for the development proposed and will be harmful to highway safety.
3. Flooding and drainage issues on Bristol Road.
4. The proposal is not in accordance with the wishes of the Parish as put forward in the Placemaking Plan consultation process.

Officer Comments

The issues raised within the late objection to the development have, in the main, already been dealt with in the main report. However with specific regard to flooding and drainage issues on Bristol Road, the Highways Development Officer has raised no concerns and furthermore Officers are aware that the road has been subject to significant drainage works within the last couple of months to specifically resolve the flooding and drainage issues on Bristol Road.

Impact on Ecology:

The main report provides an assessment of the submitted justification that the development meets the 3 tests of the Habitat Regs. The third test deals with the consideration that the development is "in the interests of public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment".

Whilst the justification submitted is considered to be acceptable Officers would also add that the development would also provide much needed dwellings within the rural area and, furthermore, would also provide a level of affordable dwellings that is a much needed resource and that this provision is also of overriding public interest.

Turning to conditions, to ensure that the residential amenity of neighbouring occupiers is safeguarded during the construction process Condition 19 should be amended to read:

19 Prior to the commencement of the development, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority and shall include, hours of working, details of deliveries (including storage arrangements and timings), contractor parking and traffic management. A programme of condition surveys of the local highway network shall be included, and all damage resulting from development made good. Reason: The details of how the construction period will be managed needs to be considered before commencement of development to ensure the safe operation and ongoing condition of the highway and in the interests of residential amenity.

Recommendation:

As per the main report with the amendment to Condition as detailed above.