

RUDDINGTON PARISH COUNCIL

DEVELOPMENT: New Applications

Schedule Date:	2nd August 2016	Schedule No. 771
Meeting Date:	9th August 2016	Minute No: C. 16/08/04
Application Ref. No.	Proposed Development	Parish Council Observations
16/01438/FUL Comments by 11th August 2016	Greater Central Railway Heritage Site, Mere Way Extension of train shed Mr Peter Wilson	DO NOT OBJECT
16/01511/FUL Comments by 11th August 2016	The Honeycomb Christian Charity Shop, 5 Church Street Removal of chimney stack and make good affected roof area Mrs Zoe Parton	DO NOT OBJECT
16/01636/FUL Comments by 11th August 2016	Land North of 8A St Marys Crescent Construction of four new dwellings Linby Homes Ltd	OBJECT See below
16/01669/FUL Comments by 23rd August 2016	Kady Lodge, Flawforth Lane Conversion of existing annexe to garage and existing garage to annex Mr & Mrs Osbourne	DO NOT OBJECT
16/01697/FUL Comments by 11th August 2016	Mowbray House, 2 Grange Court Single storey rear extension Mr Anthony Beecroft	DO NOT OBJECT
16/01757/FUL Comments by 15th August 2016	Garden House, Manor Park Detached garden building Mrs Janet Walker	DO NOT OBJECT
16/01778/FUL Comments by 22nd August 2016	Park House, 10 Manor Park Single storey side extension; change rear doors and windows to bi fold doors. Mr Bhatia	DO NOT OBJECT

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16/01779/FUL Comments by 11th August 2016	The Orchard, Flawforth Lane Single storey rear extension to annex accomodation to 'The Orchard' Mr & Mrs Edward Tebbutt	DO NOT OBJECT
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Comments on 16/01636/FUL

The proposed houses are too large and out of keeping with the area. Some neighbouring properties will have a reduction in natural light and overshadowing as a consequence. The development is over-intensive for the site. This will also result in excessive overlooking of some properties.

There are traffic congestion and safety issues along the stretch of St. Mary's Crescent leading to the development, at the junction of St. Mary's Crescent and St. John's Road, and at the junction of Wilford Road and St. John's Road. These latter two junctions are already overstretched and very busy, particularly at school opening/closing times.

The access for the new houses on the private road is inadequate and the comments of the NCC Highways Department are endorsed. There is not enough room for emergency vehicles to turn. It was not possible to make out from the plans the location of the 16 parking spaces mentioned in the text. Is there, in fact, sufficient parking for the proposed development?

There are issues of flooding and a high water table in the area. This development will remove an area of surface drainage and exacerbate this.

In addition the drainage and sewage for the area are already inadequate. This development will put extra pressure on these and there are no proposals to improve these facilities. A condition should be put on any application for improvements to drainage and sewage.

The Parish Council would also like to comment on the behaviour of the developers. One neighbour stated that trees had been removed from her property without discussion or permission. Neither was there an adequate apology or attempt to redress the situation. Of particular concern was that the whole area was levelled, the pond filled in and all vegetation removed before a planning application was submitted.