

a) **DOV/22/01225 - Erection of three detached dwellings, associated parking and landscaping - Land Adjacent to Fitzwalter's Meadow, Boyes Lane, Goodnestone**

Reason for report: Deferred from February Planning Committee

b) **Summary of Recommendation**

Planning Permission be Granted

c) **Addendum to Committee Report of 23 February 2023**

Introduction

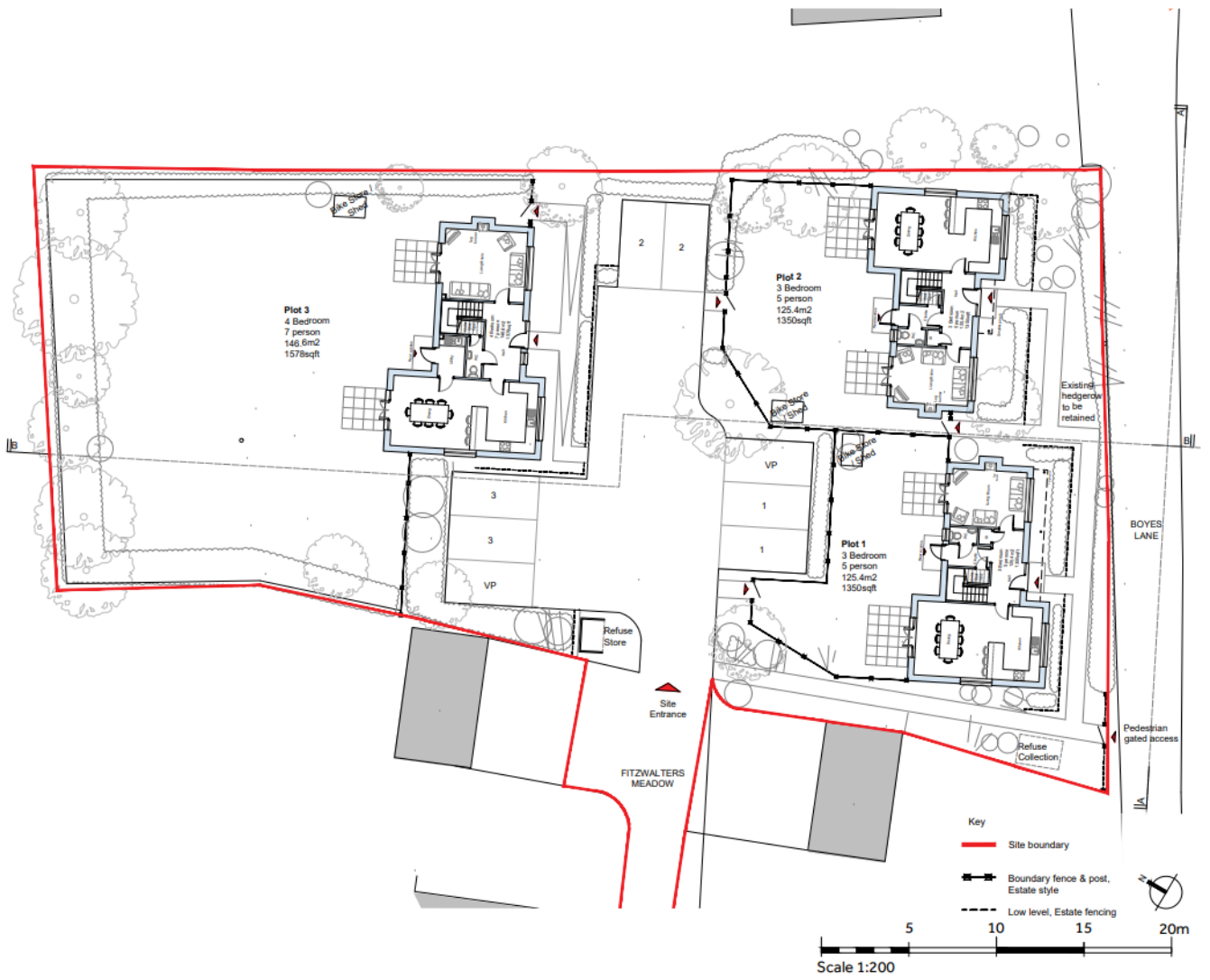
- 1.1. This application was presented to Planning Committee on 23rd February 2023, when it was recommended by officers that planning permission (DOV/22/01225) be granted, subject to a S106. At the meeting, members resolved to defer determination of the application to:

*Allow officers to negotiate amendments to address concerns relating to pedestrian access, internal turning areas and refuse storage area.*

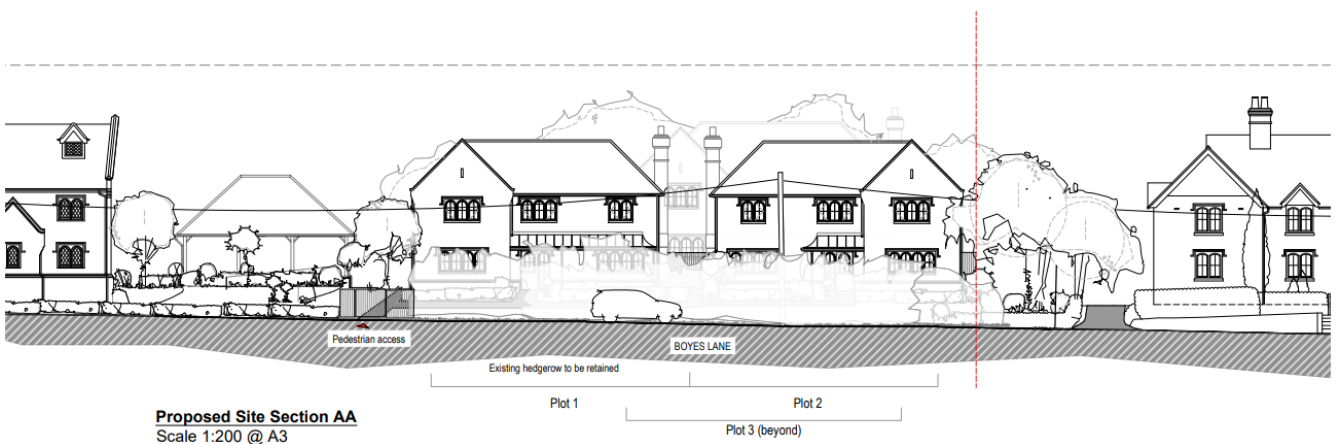
- 1.2. A copy of the February Committee Report, which addresses all the relevant material considerations, is attached (Appendix 1).
- 1.3. An additional comment has been received since the case was presented at committee relating to protection of existing hedgerows, and wildlife that use these hedges including birds and hedgehogs, adjacent and close by the application site.
- 1.4. This addendum will provide an update regarding the negotiations and subsequent information submitted.

Summary of Amendments to Proposal

- 1.5. The layout of the proposed scheme has been amended to provide a more generous turning area for vehicles within the site. The distance between parking spaces for plots 1 and 3 has been increased to 10.5m. In addition to this, a second visitor parking space is proposed adjacent to the rear of plot 1, which would equate to a total of 8 parking spaces to serve the proposed development. This can be seen in the amended site plan, shown in figure 1 below.
- 1.6. Pedestrian access onto Boyes Lane has been retained in the revised scheme, with access being moved slightly to the north-east. A traditional estate style pedestrian gate and railings are indicated on the plans for pedestrian access and details of these can be secured by condition. An increased amount of hedge is proposed to be removed to allow for greater visibility for residents and visitors, with approximately 2m each side of the gate clear to allow visibility. It is acknowledged that this is an increase in the amount of hedge to be removed, however this is considered a marginal amount and the majority of the existing hedge along Boyes Lane would remain, as seen in the street scene elevation below in figure 2.



**Figure 1 - Amended Proposed Site Layout**



**Figure 2 - Amended Proposed Street Elevation onto Boyes Lane**

- 1.7. A landscaping condition would be imposed, which would allow details of suitable native replacement planting to be secured within the site. Additional conditions are also proposed to require protection of retained hedgerows and a method statement for the protection of reptiles, nesting birds and hedgehogs.
- 1.8. The refuse storage point adjacent to Boyes Lane remains in the amended scheme due to the retention of the pedestrian access onto Boyes Lane.
- 1.9. The amended plans are considered to respond to the concerns raised by committee members. It is considered that the amendments would be acceptable in terms of the impact on the character and appearance of the area and would be acceptable in all other material respects, having regard for the conclusions reached in the committee report attached at Appendix 1.

d) **Recommendation**

I PLANNING PERMISSION BE GRANTED, subject to a S106 to secure the translocation of reptiles and the following conditions:

1. Time limit
2. Approved plans
3. Samples of materials
4. Bicycle storage
5. Vehicle parking
6. Method statement for the protection of reptiles, nesting birds and hedgehogs
7. Biodiversity enhancements
8. Measures to avoid damage to trees
9. Hedgerows shall be retained and protected
10. Details of means of enclosure
11. Hard and soft landscaping
12. Archaeology
13. Removal of permitted development Classes A, AA and B of Part 1 and Class A of Part 2.

II Powers to be delegated to the Head of Planning and Development to settle any necessary planning conditions, in line with the issues set out in the recommendation and as resolved by Planning Committee.

Case Officer

Nicola Kingsford

