

**PLANNING COMMITTEE DATE: 11<sup>th</sup> September 2019**

**APPLICATION NO: F/YR19/0518/F**

**SITE LOCATION: Land East Of Tindall Mill, Kirkgate, Tydd St Giles**

#### **UPDATE**

- The agent has confirmed their acceptance of the pre-commencement condition (No. 5) relating to tree protection being in place as per the agreed scheme prior to the development commencing.
- An earlier contributor has written in twice, once in response to the re-consultation on the amended scheme, with a further email prompted by the committee notification letter.

He reinforces the earlier comments he has made with regard to the number of additional residents and vehicles that will result from the increase in properties; noting that the changes refer to building issues only not these concerns.

- Consider that the scheme will block out more light to their garden to the east and reduce privacy with overlooking windows and only a wire fence separating properties.
- Plot will be raised 300mm earlier experience of the development to the east has seen some properties exceeding this and they now have more standing water on their land at times of heavy rainfall due to the raised height of gardens to the east, concerned that they will be living in a small valley resulting in their property being more susceptible to flooding. Also reiterates objections in respect of:
  - Density/Overdevelopment/design and appearance/proximity to property
  - Drainage and flooding, light pollution and noise
  - Out of character/not in keeping with area.
  - Loss of view/outlook, overlooking and loss of privacy, shadowing and loss of light
- Considers someone from the council should visit to discuss all the issues raised with relevant householders, and notes that he has had no communication in respect of the issues he has raised.
- Raises concern that the decision is a foregone conclusion that the changes will be granted, noting that he will be very unhappy if the plans are passed for the reasons expressed above

Officer Response: Members visited the site as part of the site inspection procedure and will have had opportunity to consider the matters raised during the consultation process. It should be noted that given separation distances between Plot 4 and the property to the east any overshadowing will not be significant. With regard to loss of privacy and overlooking these matters have been considered in the officer report.

The objection received raises no new grounds that have not previously considered and as such the recommendation remains one of grant.

**Recommendation: Remains to Grant as per pages 47 to 48 of the Agenda**