

# 18/00300/OUT

**Applicant** Space Foods Limited

**Location** Land At OS Reference 456332,Asher Lane, Ruddington

**Proposal** Outline planning application for proposed development of 175 dwellings including vehicular access (via 75 Musters Road), pedestrian links, public open space, car parking, landscaping and drainage

**Ward** Ruddington

## LATE REPRESENTATIONS FOR COMMITTEE

1. **NATURE OF REPRESENTATION:** Objection

**RECEIVED FROM:** Cllr Lungley

### **SUMMARY OF MAIN POINTS:**

- a. Cllr Lungley continues to object to the proposal as before.
- b. The extra road traffic would be too much for a village such as ours, resulting in traffic jams and urbanisation.

### **PLANNING OFFICERS COMMENTS:**

- a. The issues raised by Cllr Lungley are addressed in the Committee Report.

2. **NATURE OF REPRESENTATION:** Objection

**RECEIVED FROM:** Local resident

### **SUMMARY OF MAIN POINTS:**

- a. There is an exit/entrance to the Western Fields children's playing area on Barton Close, leading to Musters Road. There have been at least two accidents to children at this junction, both were serious. The exit from the proposed development would be about 100m from the junction with Barton Close. With 175 houses proposed, there could potentially be 300 extra

vehicles passing this junction every day. There will also be many more children using the playing field. This could be an accident spot.

**PLANNING OFFICERS COMMENTS:**

Following the receipt of Mr Groves' email, further consultations were carried out with NCC Highways, who advised as follows;

*'I have checked with our accident investigation unit and can find no record of the accidents referred to in the e-mail, given that both involved a car and result in injury to a pedestrian they should have been reported to the police who in turn would have provided NCC with a record for our database, hence it is difficult to explain why we do not hold the records.*

*The only logical explanation is that the accidents occurred so long ago that they pre-date the current 'live' data base which runs from 1989 through 2018. If this is the case then unfortunately we are unable to consider them as being representative of any current accident pattern, as standard practice only suggests we should be considering the last five years accident data. It would appear that the accidents in questions may fall out of this period by a significant timeframe.*

*Incidentally, rechecking the data shows only two accidents on the whole length of Musters Road since 1989. The first is classified as a slight or minor injury accident involving two cars hitting each other. The second is another slight involving a car and pedestrian. The dates on these are 1990 and 1996 respectively. Given their age they would not have been included in the TA, as they are not recent enough to be considered relevant.'*

3. **NATURE OF REPRESENTATION:**           Objection

**RECEIVED FROM:**                            Local resident

**SUMMARY OF MAIN POINTS:**

- a. Decisions on housing sites in the village should be made strategically and not ad-hoc.
- b. The proposal would result in a loss of amenity and result in traffic issues. It seems the traffic issue is acceptable based upon an outsiders report produced probably with little appreciation of the ensuing increase in traffic.

**PLANNING OFFICERS COMMENTS:**

The issues relating to the principal of housing on this site, and the impacts on amenity and highway safety are addressed in the Committee Report.

With regards to the Planning Inspector's decision to allow the previous application for residential development on this site; this followed a 4 day Public

Inquiry. The majority of the Inquiry time focused on the impacts of the proposed housing development on the local highway network, both in terms of safety and congestion, with highway engineers from both sides giving evidence and being cross examined by a Barrister. Officers are satisfied that the Inspector, in reaching his decision, had a full and detailed understanding of the local highway issues.

4. **NATURE OF REPRESENTATION:**           Objection

**RECEIVED FROM:**                            Local resident

**SUMMARY OF MAIN POINTS:**

- a. At the Public Inquiry, the applicants stated that they would no longer be pursuing their secondary plan to demolish 75 Musters Road to allow vehicular access to the site.
- b. If approved, their house would be turned into a corner plot, standing on the corner of Musters Road and the new road into the housing development, resulting in a stream of traffic in the morning and evening just feet away from out lounge and bedroom windows. The change to their living conditions would be intolerable and they ask that this application be rejected.
- c. They have contacted the applicants' agent to ask what measures would be taken to minimise the impact of noise, pollution and traffic emergence, but the reply received was unhelpful and vague.

**PLANNING OFFICERS COMMENTS:**

The issue of an access to the site via 75 Musters Road was discussed at the Public Inquiry. The applicants' agent agreed that the Public Inquiry (which related to the previous planning application where access was proposed via Asher Lane) was not the correct forum to consider the suitability of an alternative access, and that it was a matter to be considered under a separate planning application.

With regards to the impacts of the new access road on the living conditions of existing residents, this issue is addressed in the Committee Report.