

APPLICATION NO: F/YR16/0746/O

SITE LOCATION: Land West of 162, Coates Road, Coates.

UPDATES

Paragraph 3.1 on page 22 of the agenda should include appearance as a matter for consideration as part of this application.

The site area is now 0.77ha reduced from 0.83ha due to the removal of the 4 dwellings.

Further comments have been received from the Refuse Team who advise that they have no objection to a private collection arrangement however would need to be assured that appropriate collection arrangements can be made if FDC were to take this on in the future. It is considered that the refuse collection arrangements can be adequately secured by condition 10 on page 32 of the Agenda.

Further comments have been received from the Local Highway Team who advise that if the LPA are happy for the roads to be private then they can secure the necessary details via condition. If the road is to be made to an adoptable standard then there may be elements of the proposed road which need to be given consideration and it is considered that this can be secured by conditions to be agreed with the LHA.

A response from the Open Space team is still awaited.

The Agent has raised some concerns over the increase in the required contributions as part of the Section 106. The previous application required significantly lower contributions therefore the applicants are currently looking into the issue of viability. It is therefore proposed to amend the recommendation to grant the application with delegated authority be given to the Head of Planning to agree the Section 106 contributions following the viability assessment and to agree the additional highway conditions.

Resolution: Grant with the amended recommendation as above.