

PLANNING COMMITTEE DATE: 11 December 2024

Agenda No: 5

REFERENCE NO: F/YR24/0835/O

SITE ADDRESS: Land North Of Antwerp House, Gosmoor Lane, Elm,

PROPOSAL: Erect up to 5no dwellings (outline application with all matters reserved)

UPDATE

Emerging Local Plan

The application site forms allocation LP65.01 for 10 dwellings within the Emerging Local Plan. As referred to within the Committee Report, given the very early stage which the Plan is at, it is considered that this policy should carry extremely limited weight in decision making. Members may recall this emerging policy was referred within the earlier application F/YR23/0904/O, in which Members offered no weight within their deliberations in accordance with Paragraph 48 of the NPPF, which states:

Paragraph 48 of the NPPF states that *'local planning authorities may give weight to relevant policies in emerging plans according to:*

- a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);*
- b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given);*
and
- c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).'*

As before, there are a significant number of unresolved objections specifically in relation to this allocation. As such, it is considered that no weight should be afforded to the emerging Local Plan at this time.

Recommendation: No change to the recommendation which is to refuse this application as per page 39 of the reports pack.