

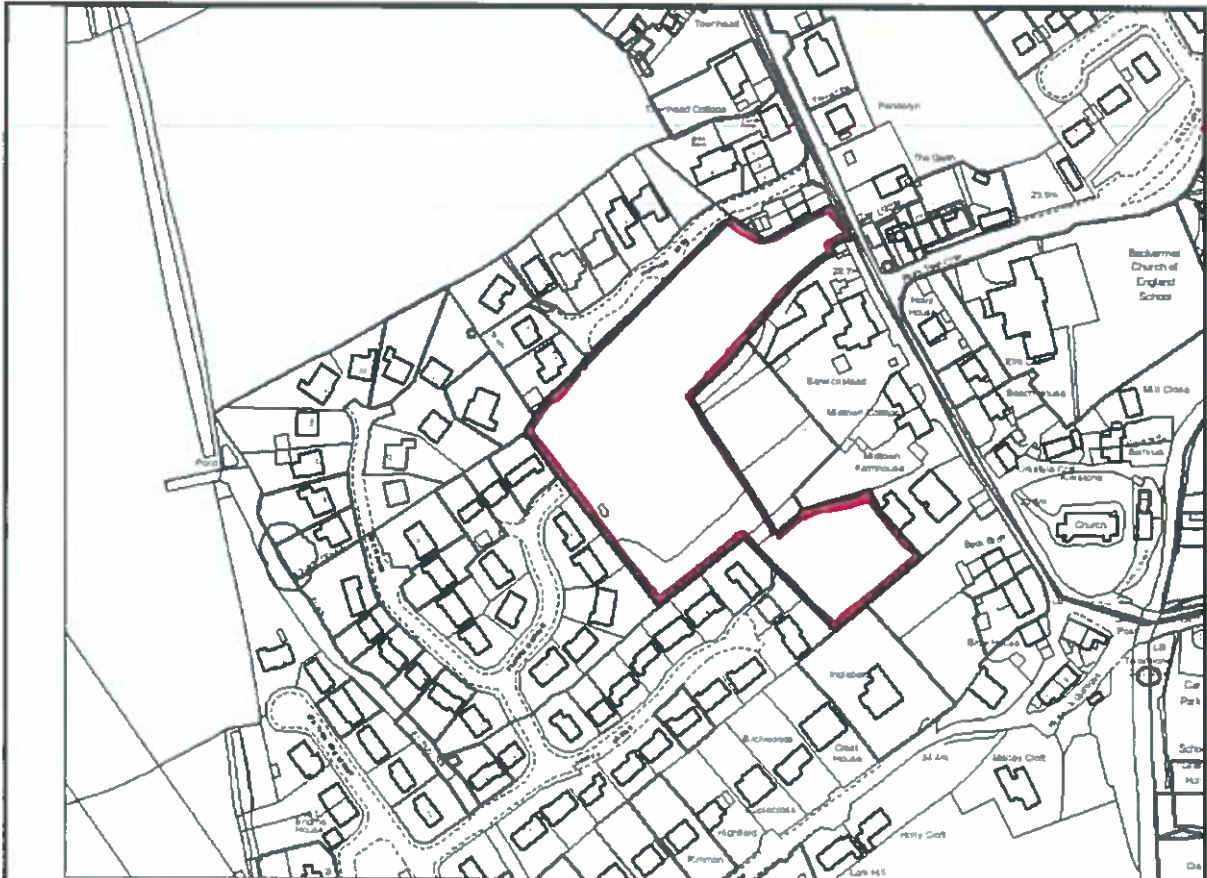


To: PLANNING PANEL

Development Control Section

Date of Meeting: 11/03/2020

Application Number:	4/19/2200/001
Application Type:	Outline : CBC
Applicant:	Mr H Tyson
Application Address:	LAND AT MIDTOWN FARM, MORASS ROAD, BECKERMET
Proposal	OUTLINE APPLICATION FOR UP TO 24 DWELLINGS WITH APPROVAL OF ACCESS (RESUBMISSION)
Parish:	Beckermet with Thornhill
Recommendation Summary:	Site Visit



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The Site

This application relates to an area of greenfield land located within the centre of Beckermat. The site, which rises from east to west, covers an area of 1.22 hectares and is bounded on all sides by residential properties. The site mainly lies adjacent to the Beckermat Conservation Area, however the north eastern part of the site which includes an existing agricultural access to Morass Road fall within the designated area.

Relevant Planning History

4/19/2017/001 – Outline application for residential development comprising up to 28 dwellings with full details of access - Withdrawn

Proposal

This outline application seeks to establish the principle of developing the site for residential purposes for up to 24 dwellings. Although all matters relating to plot layout, scale,

appearance, and landscaping are reserved for subsequent approval the application does include full details of the proposed access.

A detailed plan has been submitted with this application to show how access can be achieved from Hunter Rise to the north of the site. The proposed access to the site is via a 4.8m wide road, benefiting from a 2m wide footpath and visibility splays of 18.8m to the east and 22.7m to the west.

An indicative layout has also been submitted with this application, which shows how the site could be designed to accommodate twenty four dwelling. It is proposed that the dwellings will be formed around a single access road to form a cul-de-sac development.

This application is accompanied by the following information:

- Site location plan;
- A proposed site plan;
- Archaeological assessment;
- Preliminary ecological appraisal;
- Tree survey;
- Transport statement;
- Flood risk and drainage assessment;
- Design and access statement and planning statement.

Consultations

This application is currently out for consultation with both technical and statutory consultees. Neighbouring residential properties have also been consulted as part of this process.

Assessment

This application relates to a major residential development located within the existing settlement boundary of Beckermet. Based on the scale of the development and the level of local opposition received from the community it is considered appropriate for Members to undertake a site visit to understand the site and its context and, in order to fully appraise all of the material planning considerations prior to the determination of this application.

Recommendation:-

Site Visit