

MB

**Minutes:**

Proposed residential development comprising 92 dwellings including areas of public open space, landscaping and associated works

Applicant: Hourigan Planning

The Committee had undertaken a site visit.

The Committee were addressed by Philip Miskell (in objection to the application), Cllr Elliott-Starkey (adjacent Ward Councillor) and Marc Hourigan (agent).

During the debate, members discussed highway and access matters, air quality issues and traffic along the A57, affordable housing provision, play provision, bio diversity and tree matters.

**RESOLVED:**

1. That the application be refused for the following reasons:
  - i. The area is already an AQMA and there is potential for the level of air pollution in the area to be further increased due to increased traffic levels, leading to concerns around the impact on the health of children in the area;
  - ii. Road safety concerns given the vicinity of the school to the proposed access road;
  - iii. The lack of affordable housing contrary to Policy DS4;
  - iv. The lack of replacement trees contrary to Policy EQ9;
  - v. The potential for the public right of way onto Simmondley Lane to be used as a rat run, and the absence of any information in the application around preventative measures;
  - vi. A net loss of biodiversity contrary to Policy EQ5;
  - vii. The proposed access road is not within the Local Plan allocation
  
2. That in the event of any changes being needed to the wording of the Committee's decision (such as to delete vary or add conditions/informative/planning obligations or reasons for approval / refusal) prior to the decision being issued, the Head of Development Services be delegated authority to do so in consultation with the Chair of the Committee, provided that the changes do not exceed the substantive nature of this committee's decision.