

NED 20/00978/OL – Renishaw

Speech provided by Linda Trollope (Agent)

Proposed construction of 4 bungalows (outline application) on land at 105 Hague Lane, Renishaw 20/00978/OL

The site is located within the Settlement Development Limit for Renishaw and is a previously developed site having been used for commercial purposes (originally a sawmill and most recently as offices and storage for two building construction companies). It is in a sustainable location with easy access to local services and public transport services. The principle of the redevelopment of the site is in accordance with both local and national planning policy.

This is an outline application which has been submitted to establish the acceptability of the redevelopment of the site for 4 bungalows and while a layout plan has been submitted with the application this was for illustrative purposes only and does not indicate the final layout of the site. Full details of the site layout, the appearance and scale of the bungalows will need to be submitted as a reserved matters application if outline permission is granted and the details of the scheme considered at that time. That would be the appropriate time for considering matters such as the detailed impact on neighbour's privacy etc.

The only detail that is under consideration with the current application is the site access. The access will follow the line of the existing access apart from a small deviation close to the highway to improve visibility and allow space to provide pedestrian intervisibility splays to either side of the access. This access served the former commercial uses on the site which involved heavy goods vehicles and up to 12 employees frequently travelling to and from the site several times per day. The traffic generated by 4 bungalows is likely to be significantly less than the previous commercial traffic.

In view of the above I would request that Members should accept the planning officer's recommendation.