

09/94669

83-87 & Rear of 79-81 & 89-91, EASTFIELD LANE

Recommend: PERMISSION (1) - please also see comments below about contributions

We recommend that this application be granted permission for the following reasons:

- There is a need to provide additional housing in the town to meet existing demand, particularly in relation to affordable housing. Members recognise that this particular type of development, by infilling back gardens, is not ideal but until such time as more suitable land is released for housing, this is the only type of development that current policy allows for.
- Members acknowledge that local residents have concerns about the increase in traffic that could be generated by the development. However, as the Highways officer has raised no objections in this regard, this would not be a justifiable reason for refusal.

Transport Contributions

If the application is successful and planning permission is granted, we recommend that the transport contributions are used to fund improvements to nearby Cloughs Road, including the provision of a footway. Cloughs Road has been identified as a strategic cycle route in the Walking and Cycling Strategy and is a very well used pedestrian route to school.

Open Space Contributions

It should be noted that the Town Council has not been consulted on the requirement for public open space contributions or the provision of on-site public open space, in line with current District Council policy.