

LATE REPRESENTATIONS FOR COMMITTEE

Committee Date: 28th January 2021

App No: SL/2019/0602

Site Address: Land north of Laurel Gardens Kendal

REPRESENTATIONS

The Council have recently received three letters of objection from local residents, who have previously objected, but have raised additional concerns, which will be addressed by officers in this report.

OFFICERS COMMENTS

1) Need for solar panels and include electric car chargers.

Policy DM2 of the Councils Development Management Policy (Appendix 1) requires developers to orientating buildings where they can optimise energy efficiency, solar gain and maximise daylight levels. The proposed development accords with this criterion, however there is no requirement to place solar panels on south facing roof of the dwellings.

In terms of vehicle charging points, the recommendation is subject to a condition, which requires that 10% of the dwellings to have electric charging points. Appendix 1 of the Councils DM policies requires electric vehicle charging points both within on-site and off-site parking. There is no stipulation of the amount within the Council Local Plan Framework and 10% is considered sufficient for this development.

2) Flooding and Drainage

The report states that United Utilities have agreed in principle that 76 plots will discharge to the combined sewer in Burneside Road, with 85 plots discharging to the foul sewer in Briarrigg.

In terms of surface water the proposal is to replace, the existing culvert and the developer are contributing a significant amount to facilitate this. The funding will be secured by a S106 agreement and the County Lead Local Flood Authority find this acceptable.

3) Air quality

The application site is located approximately 1.3 km north west of the Air Quality Management Area, which includes areas in the centre of Kendal. The applicant has submitted an Air Quality Assessment, which has been assessed by the Councils Public Protection Team and based on the assessment results; air quality factors are not considered a constraint to granting planning consent for the development.

4. Extra Care Housing

Within the development brief paragraph 3.3.8 *The County Council has advised that it considers the site to be in a suitable location for the provision of Extra Care housing and would welcome opportunities to discuss possible on-site provision with potential providers and South Lakeland District Council. The brief also states A range of house types and tenures will be provided. The provision of bungalows and houses suitable for older people will be supported and encouraged as part of the overall mix.*

The brief does not suggest there is a requirement to provide extra care housing. The proposal includes a wide mix of dwellings and some would meet the needs for older people.

5. Fossil fuel heating boilers

There is no planning requirement for residential developments to provide non-fossil fuel heating boilers. This is a matter for the developer and building regulations

6. Traffic Issues

With regard to traffic issues along Burneside Road and towards the junction with Windermere Road, the site is allocated for residential development for a number exceeding the proposed development. Furthermore, County Highways raise no objection to the proposed development. The issue of a new train station has never been raised in the allocation policy or the development brief.

7. Light Pollution

The proposal will lead to an increase light pollution, as it is currently two fields. However the site is allocated for residential development and the presence of an enclosed and raised footpath along the northern boundary will part mitigate light spillage into the rural area to the north.

8. Lack of affordable housing.

This matter is dealt with in full in the main report.

CONCLUSION

The neighbour's comments have been assessed and officer's still consider the recommendation is to approve subject to a S106 agreement and the conditions set out in the main committee report.