

Comment for planning application 15/01357/F

Application Number	15/01357/F
Location	Land East Of Larsen Road Heyford Park
Proposal	Erection of 89 dwellings, creation of new access arrangement from Camp Road,creation of open space, hard and soft landscaping and associated ancillary works and infrastructure
Case Officer	Andrew Lewis
Organisation Name	Andrew Wilkins
Address	Lone Star Land Ltd,50 High Street,Henley in Arden,B95 5AN
Type of Comment	Objection
Type	neighbour
Comments	<p>Thank you for fixing the website, I have now managed to open the various reports that accompany the amendment to this application. We have no objection in principle to this planning application or the modest increase in the number of dwellings proposed by this amendment. However, we are concerned that the layout as proposed cannot be constructed in accordance with the submitted plans for legal reasons. We write on behalf of Mr Ken Holford who has the benefit of rights across the application site. The landowners have to provide a New Driveway along the Camp Road frontage of the site which measures 6 metres from the centre line of the hedgerow. The right is for a right of way with our without vehicles at all times to pass and repass over the driveway. This right is on the Title of the application site. The submitted amendments do not make provision for the Driveway required, as there are areas of soft landscaping (it appears to be grass). Also, there appear to be two bollards (it is not clear from the drawings) either side of the main entrance road to the development which would conflict with this right. Clearly, planning permission should only be granted if the development can be implemented in accordance with the approved plans. Given that this is a restriction on the Title, it will also come to light at Section 106 stage and mean that the approved plans cannot be attached to the Section 106 agreement. It also means that the development will not meet the defintion of 'deliverable' in the National Planning Policy Framework and cannot count towards the District's five year supply of housing land. Accordingly, we request that the plans need to be amended to accommodate the legal right of Mr Holford.</p>
Received Date	19/10/2021 14:51:28
Attachments	