

SITE INSPECTION HELD THURSDAY 26 JANUARY 2017

- (i) **2323/16/OPA** - Land south of North Road, Lifton: Outline application (with some matters reserved) for residential development (Class C3) of up to 20 dwellings with vehicular and pedestrian access to North Road, car parking, associated landscaping and infrastructure, public open space and Accessible Natural Greenspace – External access not reserved

Present: Cllrs Sanders, Benson, Moyse, Pearce, Mott, Roberts, Baldwin, Hockridge

Ward Member present: Cllr Edmonds

Apologies: Cllrs Cann OBE, Parker

Parish Council representative: Cllr Moore

Officers in attendance: Planning Senior Specialist - WO, Highways Officer – PT, Specialist Democratic Services - KT

The Chairman began the site inspection with introductions. The Planning Senior Specialist outlined the detail of the scheme and set out that the Group should view the site from the proposed entrance, the proposed pedestrian access to North Road, within the site itself and finally from New Road.

The Group proceeded as set out by the Planning Senior Specialist. The position of the new main entrance was identified and the Highways officer gave his view. Members noted the narrowness of North Road. Members queried the safety of the pedestrian access and whether some form of barrier would be included.

Once within the site itself, Members identified the proposed position of the dwellings and other elements within the application. There were a number of comments regarding drainage of the site.

To conclude, the Chairman asked that Members return to New Road and view the site from that position. One of the key objections was the visual coalescence between Tinhay and Lifton; residents were keen that a separation between the two areas was maintained. This was best assessed from New Road.