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Date: Tuesday, 13 September 2022

**** Supplementary Dispatch**

To all Members of the Planning and Regulatory Committee

Dear Sir or Madam

Planning and Regulatory Committee – Wednesday, 21 September 2022

I refer to the agenda for the above Planning and Regulatory Committee meeting and attach the following item, marked 'to follow':

- 6. Planning Application No: 20/P/1847/OUT Outline application for residential development of up to 65 dwellings with matters of access for approval and all other matters of appearance, scale, layout and landscaping reserved for subsequent approval. Land west of Rodney Road, Backwell. (Agenda item 6) (Pages 3 - 4)**

Section 1 report of the Director of Place Directorate (attached)

Yours faithfully

Assistant Director Legal & Governance and Monitoring Officer

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Agenda Item 6

PLANNING AND REGULATORY COMMITTEE

UPDATE SHEET

21 September 2022

Section 1

Item 6 – 20/P/1847/OUT - Land west of Rodney Road, Backwell

Committee Site Inspection

A Committee site inspection was held on 15 September 2022.

Additional Third-Party comment

The Residents Association has written to members of the P&R committee. The issues raised concern road and pedestrian safety and the impact of the proposal on 18 Rodney Road.

Four further letters of objection have also been received. The principal issues raised are the close proximity of the road to the bungalow 18 Rodney Road, levels creating safety and well-being concerns; the loss of surrounding trees and undergrowth to accommodate the road and to noise, dust and disturbance during site construction; local amenities being at full capacity and loss of an area for dog walkers.

Officer comments:

These issues have already been fully considered and are dealt with within the main report. The gradient and construction detailing of the proposed road are matters that will be dealt with under the reserved matters submission. Appropriate conditions are recommended to mitigate the impact of the proposed development on this bungalow, and other properties in the locality of the site.

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