

ADDENDUM REPORT PLANNING COMMITTEE 26th APRIL 2007

Item: 09
Site: Land at junction of St Budeaux By-pass and the Parkway A38(T) St Budeaux
Ref: 06/00018
Applicant: Chelverton Deeley Freed
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Representations

The Council received 4 letters and emails of representation, including 2 from the same person, objecting for the following reasons:

1. Increase in traffic and congestion especially in the rush hours;
2. No public transport;
3. Noise pollution affecting mental and physical development;
4. Smell and fumes nuisance;
5. Loss of green open land;
6. Loss of wildlife;
7. Such developments should go on built up land;
8. Questions the need for the development;
9. Possible property damage; and
10. Will compensation be given for property devaluation?

Comment

Page 93 of the report refers to uncertainty over a possible open water course. Officers re-visited the site and there was evidence of water discharging from the ground near the farmhouse. This appears to drain away and there was no flowing open watercourse. Officers were informed by a local resident that there could have been a stream but there were changes to the ground levels several years ago that affected this watercourse.

There is an important omission in the conclusion and it is re-affirmed that a major problem with the application is the likelihood that the traffic generation and new junction would lead to increased congestion and risks of accidents on the surrounding roads including the A38(T) and its slip roads.

Recommendation

The recommendation remains the same as in the report.