

UPDATE ON PREVIOUS ACTIONS

REF	Date Requested	Question	Target Date
COMPLETED ACTONS			
Ongoing Actions Completed Since the O&S Meeting of 16 October 2023			
1.		No actions requested	
ONGOING ACTIONS			
2.	05 12 22	<p>Councillor Booth raised a query relating to 65 dwellings due to be built at Gaul Road that did not proceed.</p> <p>Response below: On 22 July 2021 a Full planning application was received for 65 dwellings on the site at York Lodge Gaul Rd March. The applicant was the developer not Clarion. Prior to the application being made no pre-application advice was sought from the District Council. However there had been two previous applications (both having some involvement by the developer), one withdrawn and one refused for reasons that included surface water drainage and lack of suitable access to the wider site and a flawed Transport Assessment. Officers are not aware of any preapplication advice sought from the County Council as Highway Authority or as Lead Local Flood Authority.</p> <p>Update At the meeting of 27/02/23 Councillor Booth raised his concern that information received from the Planning Team and Clarion was conflicting and he asked why the Planning Team update said there had not been a pre-application discussion when Clarion were insistent that they had been involved in pre-application discussions. Councillor Mason said that the item had been marked as complete but agreed that further investigation was needed for clarification. Nick Harding said he would provide an answer by the end of the meeting.</p> <p>At the meeting on 26/06/23 Councillor Booth stated that he still believes there to be a disconnect between what Clarion and Planning are saying. He is still waiting for a response from Nick Harding.</p>	On going

		<p><u>RESPONSE FROM NICK HARDING AS FOLLOWS</u></p> <p>In Jan 2015, we received a pre-application 15/0022/PREAPP from RG&P consultants for the client Partner Construction. There is nothing on file to indicate that Clarion was involved in the scheme). It was for 104 dwellings (a mix of private and affordable). Pre-application advice was given in March 2015 and again in November 2015 following contact from the agent in the same month. The pre-application advice was not generally favourable.</p> <p>We then had application F/YR16/0441/F for 94 dwellings from Partner Construction and this was subsequently withdrawn. The same happened to application ref F/YR18/0455/F (same applicant / number dwellings) Application F/YR19/0090/F for 80 dwellings from Partner Construction was refused. Application F/YR21/1175/F for 55 dwellings from Partner Construction was approved. If there was a pre-application from Clarion then they would be able to provide the details of this, but our own search has not revealed anything. Information above circulated in an email to the O&S panel on the 19 September 2023 following the O&S meeting.</p> <p>Update: 16-10-23</p> <p>Councillor Booth referred to the item regarding pre-application advice and there still seems to be a disconnect between Clarion and Planning and he would like to know where Clarion are getting their pre-application advice. Councillor Mrs Davis stated that enquiries can be made with Clarion and they are due to attend a future meeting of the panel.</p>	
<p>WATCHING BRIEF ITEMS</p>			
		<p>None at present</p>	