

From: Greg Pacey [mailto:wickersleypc@btconnect.com]

Sent: 18 June 2014 10:41

To: Anita Heydon (anita.heydon@rotherham.gov.uk); development.control@rotherham.gov.uk

Subject: RB2014/0643 Erection of 39 No. retirement living housing (category II type accommodation), including provision of communal facilities, landscaping and car parking at land adjacent Companions Close.

Dear Anita,

At our council meeting on 16th June 2014 the parish council objected to the following application:-

RB2014/0643 Erection of 39 No. retirement living housing (category II type accommodation), including provision of communal facilities, landscaping and car parking at land adjacent Companions Close.

On the grounds of:-

- a) The over-development of the site from 12 houses in an original planning application to 39 apartments.
- b) Inadequate parking provision of 32 spaces for 39 apartments, and concerns over access from Companions Close.
- c) Third floor windows overlooking properties on Saint Albans Way. It was noted that when the three-storey development at Companions Close was approved there were no third floor windows overlooking existing properties.
- d) Despite the proposed attenuation of surface water in storage tanks on the site, the development will lead to a much larger volume of surface water being discharged to the existing 300mm dia. culvert watercourse crossing the site. As such, the developer needs to prove the satisfactory structural condition of the culverted watercourse downstream in order to minimise any additional risk of flooding to existing property in Wickersley.
- e) The pre-planning consultation was not the best way to engage the community. A meeting was held on the first floor of a licensed premises with limited disabled access. The prior meeting at Wickersley Community Centre was by appointment only.

However, members noted that the development was of high quality, backed by a well-regarded developer in the retirement industry. The location was ideal for the type of development, being a central location to Wickersley and making good use of the derelict land.

Kind regards

Greg Pacey
Clerk to Wickersley Parish Council