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Hinckley & Bosworth  
Borough Council

*A Borough to be proud of*

**Bill Cullen** MBA (ISM), BA(Hons) MRTPI  
*Chief Executive*

Date: 23 June 2017

**To: Members of the Planning Committee**

Mr R Ward (Chairman)	Mrs J Kirby
Mr BE Sutton (Vice-Chairman)	Mr C Ladkin
Mr PS Bessant	Mr RB Roberts
Mr CW Boothby	Mrs H Smith
Mrs MA Cook	Mrs MJ Surtees
Mrs GAW Cope	Miss DM Taylor
Mr WJ Crooks	Ms BM Witherford
Mrs L Hodgkins	Ms AV Wright
Mr E Hollick	

Copy to all other Members of the Council

(other recipients for information)

Dear Councillor,

Please see overleaf a Supplementary Agenda for the meeting of the **PLANNING COMMITTEE** on **TUESDAY, 20 JUNE 2017** at **6.30 pm**.

Yours sincerely

A handwritten signature in black ink, appearing to read 'R Owen'.

Rebecca Owen  
Democratic Services Officer

**SUPPLEMENTARY AGENDA**

7. 17/00271/FUL - BEECHWOOD FARM, ASHBY ROAD, STAPLETON

Application for widened vehicular access and new driveway.

Supplementary information:

**Consultations:-**

A full 21 day re-consultation was carried out due to the applicant submitting an amended site location plan with a revised site boundary outlined in red.

Representation received with further comments raising additional points:

LCC Highways

- 1) By allowing the two properties to be accessed independently, there will be a reduced chance of priority conflicts as the proposed northern track will provide two way capacity in addition to that of the existing track.
- 2) Current visibility splays from the existing access is below current standards in a southerly direction. The proposal offers an improvement to visibility, which whilst still not to current standards (this is not considered possible) is a betterment.

Representations received but no further conditions or comments raising any additional points from the following:

LCC Ecology

No comment received from:

LCC Public Rights of Way  
Ramblers Association  
Peckleton Parish Council

One further letter of representation has been received from occupiers of one nearby property. The letter received raises the same concerns as the residents raised previously.

**Appraisal:-**

All letters of representations and concerns raised through the re-consultation and the initial consultation have been addressed in the officer's report.

The additional comments from LCC Highways reiterate the assessment provided within the officer's report that the creation of a two way capacity will lead to a reduction of priority conflict as vehicles no longer have to share the single existing track. LCC Highways further argue that though the visibility splay in a southerly direction will not be up to current standards. However, it will be an improvement on the southern visibility splay that is provided by the existing track. The additional comments from LCC Highways support the assessment within the officer's report that the proposed widening of the access and new

driveway would not have an adverse impact on highway safety in accordance with Policy DM17 of the SADMP.

8. 17/00295/HOU - JASMINE, RATBY LANE, MARKFIELD

Application for wood store to the rear of garage and reduction in the size of garage.

Supplementary information:

**Consultations:-**

An additional comment has been received stating that planning officers were not in favour of a two storey house on the site next door to the site and that was not as high as this garage.

**Appraisal:-**

On the basis of the additional comment each planning application is assessed on its own planning merits, with this particular application being assessed within the body of the main report.

In regard to the garage it is worth noting that the garage within this application is smaller than what was originally approved and therefore the impact on the surrounding area would be less if this application is granted than what would have been the case if the original garage were built.

10. 17/00340/FUL - LAND NORTH OF DORMER HOUSE, TWYCROSS ROAD, SHEEPY MAGNA

Application for construction of 3 detached dwellings.

Supplementary information:

**Introduction:-**

An additional consultation response has been received.

**Consultations:-**

Health and Safety Executive raise no objection.

**Appraisal:-**

The Health and Safety Executive (HSE) is a statutory consultee for developments within specified distances of major hazard sites/pipelines. The proposed development is within the consultation distance of a major hazard pipeline. HSE have not advised against the granting of planning permission on safety grounds but have recommended the local planning authority consult the pipeline operator prior to determination. Cadent Gas and National Grid were initially consulted on the application but no response has been received.

**Recommendation:-** No change.

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