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Hinckley & Bosworth
Borough Council

A Borough to be proud of

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

Date: 15 August 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, 15 AUGUST 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

8. 17/00484/FUL - LABURNUM COTTAGE, HIGH STREET, STOKE GOLDING

Application for demolition of garage and erection of 5 dwellings with access and provision of community orchard.

Late items:

Introduction:-

Following publication of the main agenda report, the agent has submitted additional comments in support of the application relating to the adopted Core Strategy policy position, housing land supply and the economic benefits of the scheme.

With reference paragraph 8.7 of the main agenda report and to the adopted policy position and housing land supply, the agent considers that the application is not presented against and does not rely upon a housing land supply consideration. This is because Policy 7 of the adopted Core Strategy supports housing development within the settlement boundaries of 'Key Rural Centres' (including Stoke Golding). The requirements of Policy 7 stand aside of the requirements of Policy 11. Accordingly, Policy 7 does not provide a minimum housing requirement for housing development within the settlement boundary.

With reference to paragraph 8.37 of the main agenda report, the agent seeks to emphasise the quantified economic benefits of the scheme as submitted within the Planning Statement (paragraph 5.16):

- The proposed development could support an estimated 25 direct full-time equivalent construction roles and indirect/induced FTE jobs during the build phase.
- The scheme could generate an additional £0.7million of gross value added (GVA) during the construction period.
- Growing labour force: An estimated 6 economically active and employed residents are estimated to live in the new dwellings once the site is fully built and occupied.
- Once fully built and occupied, the households are estimated to generate expenditure in the region of £0.13million per annum.
- The construction of the new homes could generate almost £8,000 per annum in additional Council Tax revenue.
- The construction of the application proposals will generate further economic benefits in the form of New Homes Bonus payments.

An amended Soft Landscaping Plan and an amended Landscaping Management Plan have been submitted. The amendments seek to include fruit tree varieties already found within the site and take into account comments of the borough council's Tree Officer.

Consultations:-

An additional objection has been received relating to housing land supply, residential development numbers within Stoke Golding and the adopted policy position and spatial vision of the Core Strategy and Site Allocations and Development Management Policies (SADMP) DPD. The additional objection reiterates that the Council can currently

demonstrate a five year housing land supply, that approved residential development for Stoke Golding has already significantly exceeded (155 dwellings) the minimum requirement of 60 new dwellings within Policy 11 of the adopted Core Strategy and that the adopted SADMP states that no further residential allocation sites are required for Stoke Golding. Reference is made to the implications of 'minimum requirement' within the Core Strategy policies and that the Council has discretionary powers both to permit development above the specified minimum allocation and also to refuse such applications on a case by case basis. Reference is also made to the Inspectors comments within a previous appeal decision relating to 75 new dwellings for the settlement and undermining and distortion of the spatial vision for Stoke Golding in the adopted Core Strategy.

The following two documents have also been submitted by the objector stating that they are significant to the application. However, no explanation of their significance has been provided.

UK Biodiversity Action Plan Priority habitats Descriptions - Traditional Orchards
Warwickshire, Coventry and Solihull Local Biodiversity Action Plan - Traditional Orchards

Appraisal:-

The planning policy position, housing land supply, minimum requirement for Stoke Golding and the comments within the previous appeal decision in relation to 75 new dwellings have already been considered within paragraphs 8.4 to 8.8 inclusive in the main agenda report. Whilst there is no identified additional need for housing in Stoke Golding, the application is for a small scale scheme of only 5 new dwellings within the settlement boundary of a sustainable rural centre and by virtue of its small scale would not result in any significant distortion of the spatial vision within the adopted Core Strategy.

The amended proposed landscaping scheme now includes apple and pear tree varieties that are present within the site and has taken into account comments of the borough council's Tree Officer. The amended scheme would therefore respect the existing orchard and enhance the appearance of the development.

Matters of biodiversity have been assessed within paragraphs 8.64 - 8.70 of the main agenda report.

Recommendation:-

Conditions:

Delete Condition 10. Replace with a condition to require the amended landscaping scheme (Drawing No. KL.339.001 Revision A, dated 4 August 2017) to be implemented during the first appropriate planting season following the date when any of the dwellings are first ready for occupation.

10. 17/00130/FUL - LAND OFF HINCKLEY ROAD, STOKE GOLDING

Application for erection of one new dwelling and detached double garage

Late items:

Consultations:-

Further to the publication of the Committee Report, an additional letter of objection has been received from a member of the public. The comments make reference to the Inspector's comments in an earlier dismissed appeal decision (ref:

APP/K2420/A/10/2138596) in respect of a scheme for 75 new dwellings on the wider site to which the current application site is included. The comments relate to the five-year housing land supply, residential development numbers for Stoke Golding, and the policy position and spatial vision within the Core Strategy and Site Allocations and Development Management Policies (SADMP). The comments state that the Council are able to demonstrate a five-year housing land supply, that residential development within Stoke Golding has already exceeded the minimum requirement of 60 dwellings (as stated within Policy 11 of the Core Strategy), and that the SADMP states that no further residential sites are required to be allocated for Stoke Golding. Reference is also made to the implications of 'minimum requirement' within the Core Strategy policies, and that the Council has discretionary powers both to permit development above the specified minimum allocation and also to refuse such applications on a case by case basis.

Appraisal:-

The spatial distribution of growth across the Borough during the plan period 2006-2026 is set out in the adopted Core Strategy. Policy 11 of the adopted Core Strategy states that to support local services and maintain rural population levels the Council will allocate land for the development of a minimum of 60 new dwellings in Stoke Golding. Policy DM1 of the adopted SADMP provides a presumption in favour of sustainable development that accords with policies in the development plan. Further, the Council's 'Briefing Note 2016 - Five Year Housing Land Supply Position at 1 April 2016' confirms that the Council is able to demonstrate a five year housing land supply of 5.84 years.

The application site is located within the settlement boundary of Stoke Golding, and would form part of the wider residential site. The proposal dwelling would benefit from the road network and public open space within the wider site, and would be located within reasonable access to its services and facilities. Further the proposed scheme would differ in nature from the much larger scale scheme for 75 new dwellings dismissed at an earlier appeal, as it would only provide one additional dwelling. Therefore, notwithstanding the objections raised, by virtue of its siting within the settlement boundary, small scale of development, and the benefits accessible from the wider residential site, the proposal would not have any significant adverse impact on the spatial vision of the adopted Core Strategy.