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Hinckley & Bosworth
Borough Council

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

Date: 31 July 2018

To: Members of the Planning Committee

Mr R Ward (Chairman)	Mr C Ladkin
Mr BE Sutton (Vice-Chairman)	Mr KWP Lynch
Mr PS Bessant	Mrs J Richards
Mr DC Bill MBE	Mr RB Roberts
Mrs MA Cook	Mrs H Smith
Mr WJ Crooks	Mrs MJ Surtees
Mr MA Hall	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, 31 JULY 2018** 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. 18/00468/OUT - 33 MAIN ST, NORTON JUXTA TWYCROSS, ATHERSTONE

Application for erection of one dwelling (outline – access only).

'Late items:'

Appraisal:-

Since the publishing of the Committee Extract, the National Planning Policy Framework (NPPF) (2018) has been published.

Paragraph 12 of the NPPF states that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise, with a presumption in favour of sustainable development set out in Paragraph 11. Paragraph 12 of the NPPF states that the development plan is the starting point for decision making with the NPPF also a material consideration in determining applications.

Paragraph 32 has been replaced by Paragraphs 108 and 109 of the NPPF, which state that a safe and suitable access to sites should be achieved and that development should only be refused on transport grounds where the residual cumulative impacts of development are severe.

The proposed development of one dwelling would still be in accordance with Policy DM1 of the SADMP and the overarching principles of the NPPF (2018) subject to all other planning matters being satisfactorily addressed. The assessment of all other material planning considerations is contained within the committee extract and no new material planning considerations have arisen.

It is therefore recommended that outline planning permission be granted, subject to conditions.

8. 17/01050/OUT - HORNSEY RISE MEMORIAL HOME, BOSWORTH ROAD, WELLSBOROUGH

Application for demolition of care home building and erection of up to 20 dwellings including conversion of former chapel to dwelling and associated access, drainage and landscaping works (in part).

'Late items:'

Appraisal:-

Paragraph 8.2 - substitute reference to paragraphs 11 and 13 of the NPPF (2012) with reference to paragraph 2 of the NPPF (2018).

Paragraph 8.5 - delete and replace with - Following publication of the Inspectors appeal decision on 'Land east of The Common, Barwell' (reference APP/K2420/W/17/3188948)

on 23 July 2018, the Council is currently able to demonstrate a 5.5 years housing land supply (reduced from 5.74 years). However, the development plan policies relating to the supply of housing are now considered to be out-of-date and therefore the presumption in favour of sustainable development within paragraph 11 of the NPPF (2018) is triggered.

Paragraph 8.11 - substitute reference to paragraph 17 of the NPPF (2012) with reference to section 11 of the NPPF (2018) which seeks to make effective use of land, in particular that which has been previously developed.

Paragraph 8.40 - substitute reference to paragraphs 128 and 141 of the NPPF (2012) with reference to paragraphs 189 and 199 of the NPPF (2018).

Paragraph 8.43 - substitute reference to section 12 of the NPPF (2012) with reference to section 16 of the NPPF (2018).

Paragraph 8.77 - substitute reference to paragraph 7 of the NPPF (2012) with reference to paragraph 8 of the NPPF (2018).

Paragraph 10.1 - Following publication of the Inspectors appeal decision on 'Land east of The Common, Barwell' (reference APP/K2420/W/17/3188948) on 23 July 2018, the Council is currently able to demonstrate a 5.5 years housing land supply. However, the development plan policies relating to the supply of housing are now considered to be out-of-date and therefore the presumption in favour of sustainable development within paragraph 11 of the NPPF (2018) is triggered.

Paragraph 10.3 - substitute reference to paragraph 17 of the NPPF (2012) with reference to section 11 of the NPPF (2018).

Additional paragraph:

The proposal has been considered and re-assessed against the overarching principles contained within the new National Planning Policy Framework (2018) and it is considered that the relevant paragraphs are not significantly different to the relevant sections of the 2012 Framework. Notwithstanding the conflict with Policy DM4 of the adopted SADMP, by virtue of the significant public benefits identified and for the reasons detailed in the main report, the proposal is considered to be a sustainable development in this case.

Recommendation:-

Reasons to conditions 8 and 9 - substitute reference to section 12 of the NPPF (2012) with reference to section 16 of the NPPF (2018)

Reasons to condition 15 - substitute reference to paragraph 118 of the NPPF (2012) with reference to paragraph 175 of the NPPF (2018)

Reasons to conditions 17, 18, 19 and 20 - substitute reference to paragraph 32 of the NPPF (2012) with reference to paragraph 109 of the NPPF (2018).

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