

PLANNING COMMITTEE LATE ITEM

Committee Date: 14 December 2010	Item Number: 01
Reference: 10/00743/OUT	Applicant: The Tin Hat Regeneration Partnership LLP
Location: Bus Station Lancaster Road Hinckley Leicestershire	

Introduction:-

Consultations:-

1 further letter received from an existing objector raising the following:

- a) increase in number of vehicles using Clarendon Road
- b) increase in number of vehicles parking
- c) inadequate provision made for residents parking
- d) inadequate sound proofing between residents and service delivery area
- e) loss of property value

Appraisal:-

In respect of the additional objection letter received, the issues raised are already addressed in the main report however for clarity these are addressed below:

- a) there are 2 conditions proposed; one that requires through traffic to be monitored prior to the stopping up of Brunel Road and one that requires through traffic to be monitored following the opening of the foodstore. Should the results indicate a 5% or more increase in through traffic on Clarendon Road a scheme of mitigation to that road will be required to be provided by the developer.
- b) the application provides adequate parking for the proposed development and makes provision for 10 resident parking spaces on site to mitigate the loss of the existing garages.
- c) It is understood that a residents parking scheme is being considered by Leicestershire County Council, this is not however part of the planning process or this application and will be subject to separate consultation by Leicestershire County Council.
- d) the type of sound proofing to be provided along the boundary is yet to be determined – the details of this are a requirement of condition 21, in addition condition 18 and 19 requires a scheme for protecting nearby dwellings from noise from the proposed development and a scheme for noise and vibration management during site preparation and construction works.
- e) loss of property value is not a material planning consideration.

There is an error on page 5 of the main report where the number of staff parking spaces to be provided within the scheme is detailed at 29. This figure is incorrect and the total number is 34.

Recommendation:-

Recommendation amended to read:

RECOMMENDATION :- Permit subject to the following conditions :- (conditions unaltered but for changes detailed below)

Condition 4 amended to read:

The development and all reserved matters submitted pursuant to this planning permission shall not materially depart from the following plans and parameters: (list of plans remains unaltered).

One additional condition to secure a scheme for public art within the development.