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Hinckley & Bosworth
Borough Council

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

Date: 25 April 2023

To: Members of the Planning Committee

Cllr MJ Crooks (Chairman)	Cllr A Furlong
Cllr E Hollick (Vice-Chairman)	Cllr SM Gibbens
Cllr CM Allen	Cllr L Hodgkins
Cllr RG Allen	Cllr KWP Lynch
Cllr CW Boothby	Cllr LJ Mullaney
Cllr SL Bray	Cllr RB Roberts
Cllr DS Cope	Cllr H Smith
Cllr WJ Crooks	Cllr BR Walker
Cllr REH Flemming	

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, 25 APRIL 2023** at **6.30 pm**.

Yours sincerely

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

Rebecca Owen
Democratic Services Manager

PLANNING COMMITTEE - 25 APRIL 2023

SUPPLEMENTARY AGENDA

7. 22/01233/FUL - HOUGHTON HOUSE, SHEEPY ROAD, SIBSON

Application for demolition of existing outbuildings, refurbishment of a Grade II listed residential property, erection of three dwellings and associated external landscape works.

Late items received after preparation of main agenda:

Consultations:-

- 1.1. Following publication of the report the Local Highway Authority has provided comments on the amended plans. The Highway Authority confirms that it has no objections and considers that the impacts of the development on highway safety would not be unacceptable. Specifically it is considered that sufficient space has been afforded to allow vehicles to turn within the site so that the public highway is approached in a forward gear and that the number of parking spaces accords with the Leicestershire Highway Design Guide.
- 1.2. The Highway Authority advises that an additional condition requiring pedestrian visibility splays is added. Furthermore, a separate condition, in addition to the existing Condition 10 regarding surface water drainage, as originally requested by the Local Highway Authority, is also added. The Highway Authority also advises that Condition 6 be revised as set out below. Condition 8 is also clarified with regard to the additional space required where parking spaces are adjacent to a physical obstruction.
- 1.3. Further representations have been made by both objectors and the applicant's agent.
Objectors have responded to the published report. Objectors remain concerned regarding the increase in foul sewage that results from three additional dwellings but the agent points out that Severn Trent Water have accepted this increase.
- 1.4. Objectors consider that the Council's Drainage officer and Severn Trent Water have both accepted the proposed drainage scheme based on false information that surface water currently enters the foul sewer. The agent counters that the proposed solution that is set out in the submitted Drainage Statement was based on information that was available at the time and that Severn Trent have assessed the situation on the basis that no surface water goes into their system and have limited the amount of surface water that could discharge into the foul sewer to 1 litre per second. Objectors consider that even this small amount makes the situation worse and point out that Severn Trent have only reluctantly accepted that small amount. The agent considers that taking all drainage issues into account the scheme is a very significant improvement on the present situation.

Recommendation:-

- 1.5. From a planning perspective conditions are proposed, as set out in the main report and below, which seek to address detailed drainage matters. It is acknowledged that Sibson has problems with regard to its foul and surface water systems but it is not considered that planning permission should reasonably be refused based on these matters. It is considered though that, given the existing issues, the Parish Council, Severn Trent, the Lead Local Flood Authority and the Environment Agency are consulted with regard to Conditions 10 and 18.
- 1.6. For clarity, further to paragraph 2.2 of the main report the reasons for refusal of the earlier scheme for 4 additional dwellings on the site are:
 1. *The proposal constitutes overdevelopment and a contrived form of development due to its scale, design and layout and is therefore contrary to Policy DM10 of the Site Allocations and Development Management Policies DPD, Policy S8 of the Sheepy Neighbourhood Plan and Section 12 of the National Planning Policy Framework.*
 2. *The level of additional traffic would be detrimental to the Sibson Conservation Area contrary to Policies DM10 and DM11 of the Site Allocations and Development Management Policies DPD, Policy S7 of the Sheepy Neighbourhood Plan and Section 16 of the National Planning Policy Framework.*
- 1.7. Objectors consider that the small reduction in the amount of floorspace proposed is not a true reduction in scale or the amount of development – it indicates that the scheme is contrived. This point is already addressed within the main report and it is noted that previous concerns related principally to car parking, the requirement for which is reduced by the reduction from four to three additional dwellings.
- 1.8. Condition 6 is reworded as follows:
 6. *No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on AFL Architects drawing number 94102 Revision P06 have been implemented in full. The access once provided shall be so maintained in perpetuity.*
- 1.9. Condition 8 is reworded as follows:
 8. *No dwelling hereby permitted shall be occupied until its associated car parking spaces, each measuring at least 2.4 metres by 5.5 metres with 0.5 metres added if bounded by a wall, fence, hedge, tree or other similar obstruction on one side, and one metre added if bounded on both sides, have been provided and made available for use. Thereafter the on-site parking shall be so maintained in perpetuity.*
- 1.10. The following additional conditions are proposed:

17. *No part of the development hereby permitted shall be occupied until such time as 1.0 metre by 1.0 metre pedestrian visibility splays have been provided on the highway boundary on both sides of the access with nothing within those splays higher than 0.6 metres above the level of the adjacent footway/verge/highway and, once provided, shall be so maintained in perpetuity.*

Reason: *In the interests of pedestrian safety in accordance with Policy DM17 of the Site Allocations and Development Management Policies Development Plan Document and the National Planning Policy Framework (2021).*

18. *In addition to the requirements of Condition 10 no part of the development hereby permitted shall be occupied until such time as site drainage details have been provided to and approved in writing by the Local Planning Authority. Thereafter surface water shall not drain into the Public Highway and such details as are approved shall thereafter be so maintained in perpetuity.*

Reason: *To reduce the possibility of surface water from the site being deposited in the highway causing dangers to road users in accordance with Policy DM17 of the Site Allocations and Development Management Policies Development Plan Document and the National Planning Policy Framework (2021).approved shall not be brought into use until a biodiversity enhancement scheme has been submitted to and agreed in writing by the Local Planning Authority.*

- 1.11. The recommendation remains one of approval subject to the conditions outlined in the main report and as supplemented by those above and that the detail of the final wording of the conditions is delegated to the Head of Planning.

- 1.12. No further late items have been received.

8. **23/00150/CONDIT - 12 SKETCHLEY LANE, RATCLIFFE CULEY**

Application for variation of conditions 2 and 7 of planning permission 22/00639/FUL. Amendment to erect a single storey rear extension to plots 1 and 2, remove and replace detached garage for plot 1 with hardstanding.

Late items received after preparation of main agenda:

Consultations:-

- 1.1. One further objection has been received for this application since the report was finalised which states the following;

'Condition 2

The site is small and an extension to both 4-bed executive dwellings would be an over-development of the site. The only reason the garage on plot 1 has been removed from the application is because the developer has NOT

been given permission by the neighbour to remove an ancient hedgerow. The site is so tight already the developer needs the extra space provided by the hedge removal. The site is already over-developed with two 4-bed executives detailed in the original application.

Condition 7

The developer would like Condition 7 removed as he knows there will be an issue with parking. There is NO turning circle at the end of Sketchley Lane, this area belongs to number 16 Sketchley Lane. If Condition 7 is removed from the application and the dwellings can be sold before the parking facilities have been implemented the developer will be able to walk away with a full bank balance leaving the resident's of Ratcliffe with an ongoing parking problem. By keeping Condition 7 as a condition the developer will have to provide the facilities as agreed when the initial application was granted.'

1.2. No further late items have been received.

11. 23/00087/FUL - ST JAMES C OF E PARISH CHURCH, BOSWORTH ROAD, SUTTON CHENEY

Application for erection of three sculpture works (The Calm before the Storm).

Late items received after preparation of main agenda:

Introduction:-

1.1. Following the publication of the report, the Applicant has provided clarification for the choice of Portland Stone and has highlighted an amendment to the round base dais material from granite to basalt.

Clarification of Portland Stone

1.2. Jordans Basebed, or high grade Whitbed are traditional high quality stones used for statuary in the UK. With regards to the depth of the cape section, the new section drawing shows the actual hidden depth of the cape, being in excess of 100mm. Jordans Basebed weathers at a rate of 3-4mm per 100 years, though greater in severe exposures or on the edges of stonework. (Weathering rates are based on the BRE interpretation of historical data dating from 1932).

1.3. The available bed heights of Portland vary, the Applicant may decide on blocks with a height of 500mm or perhaps 800mm, so the jointing makeup of the sculpture will change accordingly. The dowelled joints will be very tight and, "Pretty invisible," after being worked back.

Amendment of round base dais from granite to basalt

1.4. Basalt is more hardwearing than limestone, but the Applicant states that it would serve as an extremely hard mowing edge, and protective edge to the Portland Stone. The Applicant also considers basalt to be a very effective barrier in preventing salts leaching into the Portland Stone, which causes discolouration.

- 1.5. The Applicant suggests that basalt has a much more natural feel than granite with opportunities for contrast in texture and colouring. The design concept does include a reflective pool, which allows the viewer to look up at Richard's face. Therefore, a small circular mirror-polished section is something that the Applicant would like to achieve if possible. The latest drawing shows the figure set within the circle of basalt as well as the mowing strip of riven granite cubes. The head has some scale to it and will be very substantially jointed and also strengthened by added drapery, but it is sensible to be within the protective stone circle.
- 1.6 No further late items have been received.