

Public Document Pack



Hinckley & Bosworth
Borough Council

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

Date: 23 August 2023

To: Members of the Planning Committee

Cllr MJ Crooks (Chair)	Cllr C Gibbens
Cllr J Moore (Vice-Chair)	Cllr CE Green
Cllr CM Allen	Cllr E Hollick
Cllr RG Allen	Cllr KWP Lynch
Cllr CW Boothby	Cllr LJ Mullaney
Cllr SL Bray	Cllr H Smith
Cllr MA Cook	Cllr BR Walker
Cllr DS Cope	Cllr A Weightman
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, 22 AUGUST 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 - 22 AUGUST 2023

SUPPLEMENTARY AGENDA

7. 23/00148/OUT - LAND SOUTH WEST OF LUTTERWORTH ROAD, BURBAGE

Outline planning application for the erection of up to 80 residential dwellings (Use Class C3), open space provision and associated infrastructure, with all matters reserved except access.

Late items received after preparation of main agenda:

Consultations:-

S106 Contributions – Open Space

- 1.1. An off site financial contribution or provision on site for casual/informal space is required for this development proposal.
- 1.2. If it is to be provided on site, the space needs to be a minimum of 16.sqm x No. of Dwellings (80) and defined on the site plan as "an area of casual/informal space".
- 1.3. If a contribution is to be made off site then the calculation would be as follows:
 - Provision 16.8sqm x No. of Dwellings x £4.44 (based on 80 dwellings = £5,967.36))
 - Maintenance 40sqm x No. of Dwellings x £5.40 (based on 80 dwellings = £7,257.60).

8. 21/01295/OUT - LAND OFF DESFORD LANE, RATBY

Outline planning application for the erection of up to 225 dwellings (including 40% affordable housing) with public open space, landscaping and sustainable drainage system (SuDS) and a vehicular access point. All matters reserved except for means of access.

Late items received after preparation of main agenda:

Introduction:-

- 1.1. Following publication of the report there are a number of corrections/clarifications required as follows:
 - At paragraph 2.4 the third bullet point should relate to Desford Lane
 - At paragraph 5.2 three further objections have been received. They do not raise new issues but one refers to the number of major housing developments approved in Ratby since the 1990s.
 - At paragraph 6.4 it should be clarified that National Highways consider the traffic impact on the Strategic Road Network at the A46/A50 junction would be insignificant and that the anticipated trip

rates and future traffic levels are considered acceptable.

- At paragraph 8.18 the Applicant disputes that the quality of the land is such that it is best and most versatile agricultural land and points out that it is much less than 20 hectares which is the level at which a loss of best and most versatile land must be consulted on with Natural England.
- At paragraphs 8.66 and 8.112 the harm referred to relates to the setting of the Church and conservation area and not to the listed building or conservation area themselves.
- At paragraph 8.95 the Applicant has also submitted an updated Heritage Assessment Geophysical Survey that has not recorded magnetic variation that can be confidently attributed to potentially significant archaeological remains.

At paragraph 8.112 it should be clarified that great weight must be given to conserving the setting of the Grade II* listed Church of St Philip and St James and the setting of the Ratby Conservation Area. It is confirmed that the benefits of the proposal are considered to outweigh the harm that results from the development.

11. **23/00061/OUT - LAND ADJACENT TO LOCKEY FARM, HUNTS LANE, DESFORD**

Application for residential development of up to 100 dwellings with associated public open space and infrastructure (All matters reserved except for access).

Late items received following publication of main agenda:

Consultations:-

Leicestershire County Council's Planning Obligations Officer

- 1.1. Following the publication of the report, Leicestershire County Council's Planning Obligations Officer has identified that their requested financial contribution for Early Years Education was altered on 13 July 2023, in comparison to the requested contribution included with Paragraphs 6.10 and 8.95 of the Officer's Report, which was based on their original financial contribution request from 17 February 2023.
- 1.2. Therefore, the financial contribution for Early Years Education should be amended from £75,709.50 to £156,026.00 to reflect the latest requests from Leicestershire County Council. This increases the total financial contributions required as a result of this development to £2,910,791.81.

Public Responses

- 1.3. An additional response from a member of the public was received on 15 August 2023. The member of the public has objected to the planning application for the following reasons:
 - Environmental harm due to the future occupants' of the scheme's dependence on private motorised transport to meet their day-to-day

needs.

- There is no justification for the development in terms of the 5-year housing land supply.
- Highway safety concerns at the Main Street/High Street/Manor Road junction and along the length of High Street and Kirkby Road.
- Pressure on existing facilities in Desford

However, the address from which the member of the public has responded from has already made a public response to the development, and therefore this comment does not increase the number of unique responses to the application.