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Chief Executive

Hinckley & Bosworth
Borough Council

A Borough to be proud of

PLANNING COMMITTEE - 3 FEBRUARY 2015

SUPPLEMENTARY AGENDA

7. APPLICATION 14/01150/FUL - LAND AT JOHNSONS APPARELMASTER LTD, RUGBY ROAD, BURBAGE - ERECTION OF A RESTAURANT AND PUBLIC HOUSE WITH ANCILLARY RESIDENTIAL ACCOMMODATION AND ASSOCIATED EXTERNAL PLAY AREA, TOGETHER WITH VEHICULAR ACCESS PROVISION, CAR PARKING, LANDSCAPING AND ANCILLARY WORKS (Pages 1 - 2)

Late items attached.

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PLANNING COMMITTEE 3 February 2015
LIST OF LATE ITEMS RECEIVED AFTER PREPARATION OF MAIN AGENDA:

Agenda Item 7

14/01150/FUL

Greene King Developments Ltd

Consultations:-

Leicestershire County Council (Highways) have requested that the applicant enter into a S106 Legal agreement. This would be to secure monitoring of on-street car parking on Brookfield Road for a period of 3 years and the provision of a TRO if considered necessary.

Appraisal:-

Highways

The S106 contribution requested by Leicestershire County Council (Highways) would be required to monitor on-street car parking on Brookfield Road for a period of 3 years from the first occupation of the premises. At any time within that 3 year period, upon receiving a request in writing from Leicestershire County Council, the Developer would then be required to introduce waiting restrictions complete with associated road markings and signage.

The Highway Authority has justified this request on the basis that the proposal would fall short of the normal standards for car parking provision and could therefore result in additional on street parking, which may impede the site access.

In response to this request, the developer and landowner have provided evidence to confirm that a contribution has been paid for a traffic regulation order to be implemented on Brookfield Road, and therefore do not consider the request justified.

Notwithstanding the above however, 82 parking spaces are proposed to serve the application site. Given the existing parking provision, combined with the sites central location, is not considered that the scheme would result in material level of on street parking that would result in the residual cumulative impacts of the development being severe. Accordingly, it is not considered reasonable to request that the developer enter into a S106 agreement for the intended purpose.

Noise

Environmental Health (Pollution) has considered the scheme and subject to the mitigation being carried out in accordance with the details provided within the noise impact assessment, has no objections to the scheme in this respect. A condition will be imposed to this effect.

Recommendation:-

The following conditions have been amended:-

- 7 The development hereby approved shall be carried out in accordance with the details and mitigation contained within the Environmental Noise Impact Assessment Report dated September 2014.
- 13 During the construction phase of the development the method outlined within the Method Statement - 'Clean Hardstanding for Delivery Vehicles' dated 23 January 2015 shall be followed at all times.

Additional Condition:-

- 14 Prior to the implementation of the approved landscaping scheme, details of the top soil shall be submitted to and approved in writing by the Local Planning. The details shall provide verification that the soil is free from contamination. The soft landscaped areas shall then be finished in in 300mm of the approved clean soil.

Reason: To ensure that there is no future risk of land contamination in accordance with policy NE2 of the adopted Hinckley and Bosworth Local Plan.

PLANNING COMMITTEE
3 FEBRUARY 2015
SPEAKERS

Item	Application	Speaker(s)	Applicant/ objector
7	14/01150/FUL	Ms Binns	Agent
8	14/01121/FUL	Mr Payne	Agent