



Date: 24 December 2015

Hinckley & Bosworth  
Borough Council

*A Borough to be proud of*

To: **Members of the Planning Committee**

Mr R Ward (Chairman)	Mrs J Kirby
Mr LJP O'Shea (Vice-Chairman)	Mr RB Roberts
Mr RG Allen	Mr SL Rooney
Mr Bessant	Mrs H Smith
Mr DC Bill MBE	Mr BE Sutton
Mrs MA Cook	Miss DM Taylor
Mrs GAW Cope	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, 22 DECEMBER 2015** at **6.30 pm**.

Yours sincerely

Rebecca Owen  
Democratic Services Officer

**SUPPLEMENTARY AGENDA**

19. PLANNING POLICIES (Pages 1 - 4)

Late items relating to several applications are attached.

**Planning Committee 22 December 2015**  
**List Of Late Items Received After Preparation Of Main Agenda:**

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**ITEM 07**

**15/00633/FUL**

**IDM**

**Site:- Land At Rear Of, 4 Pipe Lane, Orton On The Hill**

**Introduction:-**

A preliminary drainage report has been submitted for information only. Details of materials for the driveway/access have been discussed further with the conservation officer.

**Consultations:-**

Environmental Health (Drainage) – The submitted Drainage Assessment indicates that surface water infiltration may be feasible for this site.

One further letter of objection received from a neighbour commenting that:-

- a) the cross section does not fully demonstrate the topography of the site
- b) a cross section from Pipe Lane would illustrate the overpowering and dominating effect on No.10 Pipe Lane
- c) trial holes have dug on site which is in breach of building regulation requirements

**Appraisal:-**

Visual appearance and character of the conservation area

No.10 Pipe Lane is located on lower ground than the application site. The height of the proposed dwellings would not appear overpowering or have a dominating effect on No.10 or Pipe Lane as the perceived scale would be reduced by the separation distance from Pipe Lane.

Drainage

A preliminary drainage test and report has been undertaken and submitted by the applicant. The drainage test comprised three trial pits of varying depths. Water drained from all three trial pits and it was concluded that Sustainable Urban Drainage can be incorporated into the site. It should be noted that the report makes reference to absorption by localised trees; further details would be needed to show this is not by the tree subject to a tree preservation order as this could be harmful to its longevity.

Environmental Health (Drainage) were consulted on the application and commented that the report shows that surface water infiltration may be feasible. However, a soakaway test in accordance with BRE Digest 365 will be required and the results approved by a Building Control Surveyor before the development in commenced.

It is considered that further details are required and therefore condition no.08 for a scheme for the disposal of surface water and foul water on-site is still recommended.

Driveway/access materials

The applicant has engaged in further discussion with the conservation officer regarding the material to be used for the access/driveway. The conservation officer has recommended one of the following materials:-

- Slim permeable paving grids with grass in between:
- Slim interlocking grass pavers:
- Grasscrete

The applicant has proposed Marshall Olde Priora concrete permeable paving blocks in charcoal to be laid in three 1m wide drive strips with two 0.75m grassed strips in between.

It is considered that further discussion is required and therefore condition no.07 including details of hard surfacing materials to be submitted and agreed is still recommended.

**Recommendation:-** Grant subject to conditions.

**Condition 2 amended as follows:-**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, details and materials:-

1144-0301-03 - Unit 1 Proposed Elevations and 1144-0302-03 - Unit 2 Proposed Elevations - received on 7 November 2015

Proposed Floor Plans, Unit 1; Proposed Floor Plans, Unit 2 and Proposed Entrance Drive Layout and Fencing Detail - received on 15 September 2015

1144-0307-02 - Site Plan and Street Scene - received on 8 December 2015.

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**ITEM 08**

**15/00073/REM**

**Morris Homes (Midlands)**

**Consultations:-**

Late comments have been received from two neighbouring residents in respect of concerns with the drainage strategy proposed and specifically in respect of foul drainage disposal.

In response to those comments the drainage engineer working on behalf of the applicant Morris Homes was asked to respond to the comments raised to reassure residents that the drainage strategy proposed which is not the subject of approval as part of this reserved matters application but through the discharge of conditions 12, 13, 14 and 15 of the outline consent (ref: 14/00262/OUT).

The comments received from the drainage engineer are as follows:

“I can confirm that the red line proposed on the drainage strategy plan is indeed the proposed diverted route of the foul water rising main from the adjacent Mar City residential development. Our site does not require a wet well or pumping main as it is proposed to discharge via gravity.

With regard to the foul drainage outfall and especially the run between manholes F17 to F18. The existing public sewer is currently too shallow to accept a gravity connection and achieve the minimum cover required under Sewers for Adoption, to overcome this we have a number of options, which are being assessed by both ourselves, Morris Homes and Severn Trent Water, one of which is to extend our outfall pipe further west along Hinckley Road or replace the existing public sewer at a lower level and flatter gradient, which after assessing the public sewer records is feasible.”

Severn Trent Water have also confirmed that they consider the replacement of the existing sewer at a lower level to ensure adequate gravity drainage can take place is both technically feasible and possible.

Therefore it is considered that the drainage strategy proposed and submitted as part of this application will both adequately deal with surface water and foul drainage from the proposed development but also provide an improvement to surface water issues faced by existing dwellings on Hinckley Road.

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**ITEM 09**

**15/01089/COU**

**Miss Joanna Squires**

**Site:- Land Adjacent To Dalebrook Farm, Leicester Road, Earl Shilton**

**Condition 11 amended as follows:-**

Prior to development hereby permitted commencing details of how mitigation measures detailed in the submitted FRA (dated March 2011) will be implemented for the proposed application shall be submitted and agreed in writing by the Local Planning Authority. The detail shall include: The site and access road

(not in flood zones 2 and 3) should be raised a minimum of 600mm with locally sourced permeable materials as outlined in the FRA including 300mm of open stone surfacing to allow surface water to infiltrate and reduce risk of surface water flooding.

The site and proposed land levels should remove any localised depressions through the above regrading of the site and tie into existing levels with a fall to the south. All adjacent field ditches should be cleared of debris and silt, and any piped sections should be unblocked, or renewed as necessary, to allow the free flow of surface water.

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**ITEM 11****15/00694/FUL****Asda Stores Ltd****Site:- Asda, Barwell Lane, Hinckley****Consultations:-**

One further objection has been received, which raises the same issues to that discussed in the main report.

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**ITEM 12****15/00951/OUT****Mrs A Chapman****Site:- Merrifield House, Merrifield Gardens, Burbage****Consultations:-**

Burbage Parish Council offers no objections in principle to the amended plans as they address recent layout objections. However there are concerns regarding surface water drainage and flooding possibilities on this site. A condition should be applied to use a permeable surface wherever possible and the Environment Agency should be consulted on all drainage issues.

Tree Officer recommends that the relationship of Plots 4 and 5 to the retained trees should be reconsidered at any reserved matters stage to provide less overshadowing and better residential amenity for the future occupiers.

Two additional objection letters received raising the similar issues as reported in the main agenda and raising concerns regarding the potential use of the private drive indicated to serve proposed plots 4 - 7 for access by construction traffic.

**Appraisal:-**

The issue of surface water drainage is considered within the main agenda report and a condition is recommended requiring the submission of additional drainage details for prior approval in accordance with the consultation response from Severn Trent Water Limited. The scheme is not of a scale or type that the Environment Agency would wish to be consulted on.

The scheme is for outline planning permission for the erection of seven dwellings only with all matters reserved. Details of access, layout, scale, appearance and landscaping would be considered at the reserved matters stage.

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**ITEM 17****15/01152/HOU****Mr & Mrs Mark Ensor****Site:- The Cottage, 2 Newton Lane, Odstone**

This application has been withdrawn.

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