



Date: 27 January 2016

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 PS 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, 26 JANUARY 2016** at **6.30 pm**.

Yours sincerely

Rebecca Owen
Democratic Services Officer

PLANNING COMMITTEE - 26 JANUARY 2016

SUPPLEMENTARY AGENDA

7. 15/01292/OUT - LAND TO THE SOUTH WEST OF LUTTERWORTH ROAD, BURBAGE
Residential development for up to 80 dwellings, open space and associated works (outline – access only)

8. 15/00826/REM - LAND SURROUNDING SKETCHLEY HOUSE, WATLING STREET, BURBAGE
Application for the approval of reserved matters (appearance, landscape, layout and scale) of outline planning permission 13/00529/OUT for residential development of 135 dwellings, public and private open space, landscaping and associated infrastructure.

10. 15/00650/OUT - LAND REAR OF 12 BIRCH CLOSE, EARL SHILTON
Demolition of dwelling and erection of 14 dwellings (outline – access and layout).

11. 15/00687/HOU - HARRIS BRIDGE COTTAGE, WATERY LANE, TWYXCROSS
Detached garage to front with room in roof.

12. POLICIES RELATING TO THE ABOVE APPLICATIONS (Pages 1 - 8)
Relevant policies to be read in conjunction with the above applications.

Planning Committee 26 January 2016
List Of Late Items Received After Preparation Of Main Agenda:

ITEM 07

15/01292/OUT

Davidsons Homes

Site:- Land to the South West of Lutterworth Road, Burbage

Introduction:-

Page 18 of the agenda states that a contribution request of £2,410.00 has been requested from Leicestershire County Council for the provision of lending stock at Burbage library. The developer has agreed to pay the contribution in this instance to help provide additional lending stock to the library. Burbage library has recently been taken over to be run by a community group. A request has been made about whether Leicestershire County Council is able to pass the contribution onto the community group to assist in the running of the library. Officers are currently waiting to hear back from colleagues at the county council to ascertain whether this arrangement would meet CIL regulations. If Members are minded to grant planning permission, this matter would be resolved in discussion with the council's solicitor to ensure that the wording complies with relevant legislation.

Leicestershire County Council has requested £3,962.00 for civic amenity provision at Barwell Civic Amenity Site. The developer has agreed to pay the contribution in this instance and therefore it is recommended that this be included within the S106 agreement.

A representation has been received from the Growth and Design Officer at Leicestershire Police raising comments in respect the detailed drafting of the S106 agreement. He is concerned that the wording requires them to provide an undertaking to the developer prior to the contribution being paid to the Police by the council.

The council's legal officer has reviewed the comments made and is satisfied that the wording of the draft S106 agreement allows the contribution amount requested of £27,286.00 to be secured and to be paid in a timely manner following receipt of the undertaking. Such a contribution would help mitigate the impact of the development on crime and contribute towards creating a safe community in accordance with national and local planning policy.

ITEM 08

15/00826/REM

David Wilson Homes East Midlands

Site:- Land Surrounding Sketchley House, Watling Street, Burbage

Consultations:-

Further comments have been received by Leicestershire County Council (Highways) with regards to the amended layout. No objections have been raised subject to several conditions.

Appraisal:-

Impact upon the Character of the Area

Layout

The layout has been amended slightly to provide appropriate pedestrian visibility within the scheme in response to the recent Leicestershire County Council (Highways) comments. This minor amendment does not materially alter the overall layout and design of the layout and is therefore in accordance with Policies BE1 (criterion a) and the emerging Policy DM10 of the SADMP.

Appearance and Scale

An amended schedule of materials has been submitted, which are an improvement to those previously submitted. The roof tiles have a slimmer profile, which would have an improved appearance. The brick types have also been amended so that they are more consistent across the scheme. The amendment to the materials would be an improvement to the appearance of the development and is therefore in accordance with Policies BE1 (criterion a) and the emerging Policy DM10 of the SADMP.

Landscaping

Amended landscaping plans have been submitted following comments from the Tree Officer and Green Spaces Team. The soft landscaping amendments include a change of tree species which are more appropriate to the location, amendments to the positioning of several proposed trees and increase in planting along the A5 to develop the planting buffer which currently exists.

Amendments have been made to the provision of play equipment on site. The amendments include an additional two pieces of play equipment and alterations to the types of equipment to allow them to be used by both younger and older children. Three types of play equipment are to be provided within the north eastern corner of the site with a bench for parents/carers. Timber log walls 1 metre in height will also be provided at the stations, with gaps to allow children to run in between, which would provide additional features and define the boundary of each play station. An information board is also proposed at the beginning of the trail which would map out which each piece of equipment is located around the site.

It is considered that these amendments are an improvement to the proposed landscaping for the development and would enhance the overall character of the development. The amendments are therefore in accordance with Policies BE1 (criterion a) and NE12 of the Local Plan (2001) and the emerging Policy DM10 of the SADMP.

Impact upon Highway Safety

Leicestershire County Council (Highways) has requested conditions to be included if planning permission is granted for this development. Several of the suggested conditions are already secured through the outline planning application, specifically the restrictions of the existing vehicular access to the A5, parking for each dwelling, drainage, and construction management plan. It is therefore not necessary to include these conditions again. A condition is suggested with regards to gradients of access drives. However it is not reasonable or necessary to include this condition as there will be no significant level differences to private drives. Additionally a condition securing improvement works to the bridleway has been requested. This has already been secured through the Section 106 agreement with the outline planning permission and a condition will not be required.

The County Council has requested a condition to secure appropriate visibility splays., The applicant has provided an updated layout to indicate the pedestrian visibility for private drives and additional details such as forward visibility at bends. These submitted details are acceptable and therefore the plans can be secured by condition to ensure the visibility shown is provided on site.

Recommendation:-

Due to the amendments made to the proposed plans, condition 1 will need to be amended to include these plans.

Condition 1 amended as follows:-

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

Dwg No S7086_100_01 Rev S, Planning Layout (Received 21 January 2016)

Dwg No SD/600/13, 1800mm Close Boarded Fence Details (Received 6 January 2016)

Dwg No SD/600/29, 2100mm Close Boarded Fence Details (Received 6 January 2016)

Dwg No SD/600/31, 1800mm Personnel Gate Detail (Received 6 January 2016).
Dwg No SD/600/38, 1000mm Bar Railing Detail (Received 6 January 2016)
Dwg No SD/600/SPB, Feature Entrance Wall Detail (Received 6 January 2016)
Dwg No SD/600/02, 1800mm High Screen Wall Detail (Received 6 January 2016)
Dwg No SD/600/12, 1200mm Post and Rail Fence (Received 11 January 2016)
Dwg No LDG1H, Plans and Elevations Double Garage (Received 18 December 2015)
Dwg No LDG1S, Plans and Elevations Double Garage (Received 18 December 2015)
Dwg No LDG2H, Plans and Elevations Double Garage (Received 18 December 2015)
Dwg No LDG2S, Plans and Elevations Single Shared Garage (Received 18 December 2015)
Dwg No LDG1F, Plans and Elevations Single Garage (Received 31 July 2015)
Dwg No LTG2S, Plans and Elevations Double/Single Shared Garage (Received 18 December 2015)
Dwg No S7086_500_04 Rev A, Chimney and Eaves Allocation Plan, (Received 18 December 2015)
Dwg No S7086_100_03 Rev B, External Materials (Received 15 January 2016)
Dwg No S7086_100_03 Rev B, External Materials Boundaries (Received 06 January 2016)
Dwg No S7086_500_05 Rev A, Surface Treatment Layout (Received 18 December 2015)
Dwg No S7086/700/01 Rev A, Proposed Street Scenes (Received 18 December 2015)
Dwg No P332.R.02, Plot 1 Elevations (Received 18 December 2015)
Dwg No P332.R.01, Plot 1 Floor Plans (Received 18 December 2015)
Dwg No H469.06, Plot 2 Elevations (Received 18 December 2015)
Dwg No H469.05, Plot 2 Floor Plans (Received 18 December 2015)
Dwg No H469.06, Plot 3 Elevations (Received 18 December 2015)
Dwg No H469.05, Plot 3 Floor Plans (Received 18 December 2015)
Dwg No H536.EMO4, Plot 4 Elevations (Received 18 December 2015)
Dwg No H536.EMO3, Plot 4 Floor Plans (Received 18 December 2015)
Dwg No H469.06, Plot 5 Elevations (Received 18 December 2015)
Dwg No H469.05, Plot 5 Floor Plans (Received 18 December 2015)
Dwg No H433.06, Plot 6 Elevations- Open Toe Rafter (Received 18 December 2015)
Dwg No H433.05, Plot 6 Floor Plans- Open Toe Rafter (Received 18 December 2015)
Dwg No H455.06, Plot 7 Elevations (Received 18 December 2015)
Dwg No H455.05, Plot 7 Floor Plans (Received 18 December 2015)
Dwg No SH27.E.02, Plot 8 Elevations (Received 18 December 2015)
Dwg No SH27.E.01, Plot 8 Floor Plans (Received 18 December 2015)
Dwg No SH27.I.02, Plot 9 Elevations (Received 18 December 2015)
Dwg No SH27.I.01, Plot 9 Floor Plans (Received 18 December 2015)
Dwg No SH27.E.04, Plot 10 Elevations (Received 18 December 2015)
Dwg No SH27.E.03, Plot 10 Floor Plans (Received 18 December 2015)
Dwg No SH27.E.02, Plot 11 Elevations (Received 18 December 2015)
Dwg No SH27.E.01, Plot 11 Floor Plans (Received 18 December 2015)
Dwg No SH27.E.04, Plot 12 Elevations (Received 18 December 2015)
Dwg No SH27.E.03, Plot 12 Floor Plans (Received 18 December 2015)
Dwg No SH27.E.02, Plot 13 Elevations (Received 18 December 2015)
Dwg No SH27.E.01, Plot 13 Floor Plans (Received 18 December 2015)
Dwg No SF11.E.04, Plots 14 & 15 Elevations (Received 18 December 2015)
Dwg No SF11.E.03, Plots 14 & 15 Floor Plans (Received 18 December 2015)
Dwg No H536.EMO2, Plot 16 Elevations (Received 18 December 2015)
Dwg No H536.EMO1, Plot 16 Floor Plans (Received 18 December 2015)
Dwg No H536.EMO2, Plot 17 Elevations (Received 18 December 2015)
Dwg No H536.EMO1, Plot 17 Floor Plans (Received 18 December 2015)
Dwg No H436.02, Plot 18 Elevations (Received 18 December 2015)
Dwg No H436.01, Plot 18 Floor Plans (Received 18 December 2015)
Dwg No H469.08, Plot 19 Elevations (Received 18 December 2015)
Dwg No H469.07, Plot 19 Floor Plans (Received 18 December 2015)
Dwg No H536.EMO4, Plot 20 Elevations (Received 18 December 2015)
Dwg No H536.EMO3, Plot 20 Floor Plans (Received 18 December 2015)
Dwg No H436.02, Plot 21 Elevations (Received 18 December 2015)
Dwg No H436.01, Plot 21 Floor Plans (Received 18 December 2015)
Dwg No H536.EMO4, Plot 22 Elevations (Received 18 December 2015)
Dwg No H536.EMO3, Plot 22 Floor Plans (Received 18 December 2015)
Dwg No P341.04, Plot 23 Elevations OPP (Received 18 December 2015)

Dwg No P341.03, Plot 23 Floor Plans (Received 18 December 2015)
Dwg No H433.06, Plot 24 Elevations- Open Toe Rafter (Received 18 December 2015)
Dwg No H433.05, Plot 24 Floor Plans- Open Toe Rafter (Received 18 December 2015)
Dwg No H536.EMO2, Plot 25 Elevations (Received 18 December 2015)
Dwg No H536.EMO1, Plot 25 Floor Plans (Received 18 December 2015)
Dwg No H455.06, Plot 26 Elevations (Received 18 December 2015)
Dwg No H455.05, Plot 26 Floor Plans (Received 18 December 2015)
Dwg No H533.04, Plot 27 Elevations (Received 18 December 2015)
Dwg No H533.03, Plot 27 Floor Plans (Received 18 December 2015)
Dwg No H433.08, Plot 28 Elevations- Open Toe Rafter (Received 18 December 2015)
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Dwg No H536.EMO3, Plot 33 Floor Plans (Received 18 December 2015)
Dwg No P206.02_A, Plot 34 Elevations (Received 18 December 2015)
Dwg No P206.01_A, Plot 34 Floor Plans (Received 18 December 2015)
Dwg No P206.08_A, Plot 35 Elevations (Received 18 December 2015)
Dwg No P206.07_A, Plot 35 Floor Plans (Received 18 December 2015)
Dwg No P206.04_A, Plot 36 Elevations (Received 18 December 2015)
Dwg No P206.03_A, Plot 36 Floor Plans (Received 18 December 2015)
Dwg No SH39.E.02, Plot 37 Elevations (Received 18 December 2015)
Dwg No SH39.E.01, Plot 37 Floor Plans (Received 18 December 2015)
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Dwg No SH39.E.03, Plot 38 Floor Plans (Received 18 December 2015)
Dwg No SF11.E.02, Plot 39 & 40 Elevations (Received 18 December 2015)
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Dwg No H455.08, Plot 116 Elevations (Received 18 December 2015)
Dwg No H455.07, Plot 116 Floor Plans (Received 18 December 2015)
Dwg No H533.02, Plot 117 Elevations (Received 18 December 2015)
Dwg No H533.01, Plot 117 Floor Plans (Received 18 December 2015)
Dwg No H536.EMO4, Plot 118 Elevations (Received 18 December 2015)
Dwg No H536.EMO3, Plot 118 Floor Plans (Received 18 December 2015)
Dwg No H588.02, Plot 119 Elevations (Received 18 December 2015)
Dwg No H588.01, Plot 119 Floor Plans (Received 18 December 2015)
Dwg No H469.08, Plot 120 Elevations (Received 18 December 2015)
Dwg No H469.07, Plot 120 Floor Plans (Received 18 December 2015)
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Dwg No H421.05, Plot 121 Floor Plans (Received 18 December 2015)
Dwg No H469.08, Plot 122 Elevations (Received 18 December 2015)
Dwg No H469.07, Plot 122 Floor Plans (Received 18 December 2015)
Dwg No H436.04, Plot 123 Elevations (Received 18 December 2015)
Dwg No H436.03, Plot 123 Floor Plans (Received 18 December 2015)
Dwg No GL0455 01C, Soft Landscape Proposals (Received 19 January 2016)
Dwg No GL0455 02C, Soft Landscape Proposals (Received 19 January 2016)
Dwg No GL0455 03C, Soft Landscape Proposals (Received 19 January 2016)
Dwg No GL0455 04C, Soft Landscape Proposals (Received 19 January 2016)

ITEM 10

15/00650/OUT

Secondrebel Ltd

Site:- Land Rear Of 12 Birch Close, Earl Shilton

Appraisal:-

Drainage

This section refers to Policy NE13 of the Local Plan. This is an error and should read Policy NE14.

ITEM 11

15/00687/HOU

Mr & Mrs I Goodship

Site:- Harris Bridge Cottage, Watery Lane, Twycross

Appraisal:-

Additional information has been submitted by the applicant. The matters raised have been considered within the officer's report and therefore this information does not affect the recommendation.

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