



Date: 18 August 2016

Hinckley & Bosworth
Borough Council

A Borough to be proud of

To: **Members of the Planning Committee**

Mr R Ward (Chairman)	Mr C Ladkin
Mr BE Sutton (Vice-Chairman)	Mr LJP O'Shea
Mr PS Bessant	Mr RB Roberts
Mrs MA Cook	Mrs H Smith
Mrs GAW Cope	Mrs MJ Surtees
Mr WJ Crooks	Miss DM Taylor
Mrs L Hodgkins	Ms BM Witherford
Mr E Hollick	Ms AV Wright
Mrs J Kirby	

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, 16 AUGUST 2016** at **6.30 pm**.

Yours sincerely

Rebecca Owen
Democratic Services Officer

SUPPLEMENTARY AGENDA

7. 15/00582/FUL - LAND NORTH EAST OF TRIUMPH MOTORCYCLES LTD, DODWELLS ROAD, HINCKLEY

Development of 260 dwellings (use class C3), formal and informal public open space including children's play area and associated infrastructure including highways, landscaping and sustainable urban drainage system.

Late items:

Consultations:-

NHS England has responded to the application and have requested a contribution of £143,562.96.

Leicestershire County Council (Flooding) (Lead Local Flood Authority) required some further information which has been submitted by the applicant and have revised their comments to request three conditions relating to drainage of the site.

Leicestershire County Council (Highways) have provided amended comments to the application and raise no objections subject to several additional conditions.

Appraisal:-

Access and Highways

Leicestershire County Council (Highways) have requests nine conditions to be included. Several of these conditions are included within the committee report.

A condition has been requested which requires the development to comply with the standards of the 6 C's document and submission of details relating to internal layout. The adoption of the road will be secured by other legislation and by LCC Highways and is therefore not considered necessary to secure this by condition.

Conditions are also requested which requires all dwellings to be within 400 metres of a bus stop and provide a plan showing this and submission of details of the internal layout of the scheme. This condition is not considered necessary as the layout is to be agreed with this application and the bus strategy will identify the bus stops which can ensure properties are within 400 metres of a bus stop.

Condition 6 and 7 of the committee report will be amalgamated following comments from LCC Highways, this condition will ensure the same requirements as the previous condition 6 and 7.

An additional condition requiring car parking to be provided and retained permanently and requirement of pedestrian visibility splays are considered reasonable and necessary to ensure highway safety within the development in accordance with Policy DM17 and DM18 of the Site Allocations and Development Management Policies DPD.

Impact upon Flood Risk

Additional figures have been submitted following a request by Leicestershire County Council (Flooding). Following this information LCC (Flooding) do not object to the application, subject to the inclusion of three conditions. The first condition requires the submission of a surface water drainage scheme; the second condition requires details regarding the phasing of the development and appropriate temporary measures to be details where necessary; and the third requires the submission of surface water discharge details. These conditions will ensure that measure are taken to ensure appropriate drainage for both the construction phase and at completion and are therefore relevant and necessary.

Developer Contributions (Section 106 obligations)

Health

NHS England has undertaken an assessment of the impact of the development. It is considered that the proposed development would result in an additional patient population of 629 (using the Census household size of 2.42 per dwelling). This would result in 16.54 hours patient appointment time per week for a consulting room and 4.41 patient appointment time per week for a treatment room. The closest GP Practice is located at Hollycroft Medical Centre. This centre has seen a 3% overall growth in patient registrations across the last three years. To provide a comprehensive medical service to the proposed residents of this scheme and the wider allocated site an extension to Hollycroft Medical Centre would be needed to provide a larger waiting room, more clinical space, a larger reception, administration and record storage space and more car parking. An assessment of the building has been undertaken and plans have been drawn up which shows that the building can be extended by approximately 352 square metres. The cost for providing this has been calculated on a per square metre basis by quantity surveyors which are experienced in health care projects. The requested contribution is £143,562.96 and is based upon the additional patients to be accommodated, the require metres square per person and the identified build cost per square metre.

Based upon the information provided the development would have demonstrable impact upon the health provision in the local area and therefore the requested contributions are necessary, directly related, fairly and reasonably related in scale and kind to the development proposed and should be secured by a Section 106 agreement.

Recommendation:-

Grant planning permission subject to:

The prior completion of a S106 agreement to secure the following obligations:

- Highways- figure to be agreed
 - Education - Primary £3,315,000
 - Secondary £506,764.09
 - Special (SEN) - £85,322.05
 - Health – £143,562.96
 - Civic Amenity - £12,878
 - Libraries – £7,410
 - Police - £77,502
 - Play and Open Space – on site provision with maintenance contribution based on a square metre figure
 - Town Centre Improvements – figure to be agreed
 - Affordable Housing – 20% on site and local connections
- Planning conditions outlined at the end of this report.

That the Chief Planning and Development Officer be given delegated powers to determine the final detail of planning conditions.

That the Chief Planning and Development Officer be given delegated powers to determine the terms of the S106 agreement including trigger points, financial contributions and claw back periods.

Condition 20 amended as follows:-

No development approved by this planning permission shall take place until such time as a detailed surface water drainage scheme and a foul water drainage scheme has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall include the utilisation of holding sustainable drainage techniques with; the incorporation of sufficient SuDS treatment, including source control within each development phase, to maintain or improve the existing water quality; the limitation of surface water runoff to equivalent greenfield rates; the ability to accommodate surface water runoff on-site up to the critical 1 in 100 year event plus an appropriate allowance for climate change, based upon the submission of drainage calculations; and the responsibility for the future maintenance of drainage features. The scheme shall be fully implemented and subsequently maintained, in accordance with the timing and phasing arrangements embodied within the scheme or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Delete condition 7 and amend condition 6 to read:-

6. The off-site highway works on the A47 at the junctions of Outlands Drive and Roston Road shall be provided in general accordance with the details shown on drawing 14470/012 and shall be completed and made available for use as public highway prior to the occupation of the 250th dwelling.

Reason: To mitigate the impact of traffic associated with the development proposal and in the interests of highway safety in accordance with Policy DM17 of the Site Allocations and Development Management Policies Development Plan Document.

Additional conditions:-

35. No development approved by this planning permission shall take place until such time as a detailed construction phasing plan has been submitted to, and approved in writing by, the Local Planning Authority.

Details within the phasing plan should demonstrate how surface water will be managed on site to prevent an increase in flood risk during the various construction stages of development from initial site works through to completion. This shall include temporary attenuation, additional treatment, controls, maintenance and protection. Details regarding the protection of any proposed infiltration areas should also be provided.

Reason: To prevent an increase in flood risk and maintain the existing surface water runoff quality through the entire development construction phase, and to prevent damage to the final surface water management systems in accordance with Policy DM7 of the Site Allocations and Development Management Policies Development Plan Document.

36. No development approved by this planning permission shall take place until such time as phased surface water discharge details have been submitted to, and approved in writing by, the Local Planning Authority.

Details within the plan should demonstrate that appropriate flow controls and attenuation for any initial phases of development can restrict discharge rates of the

initial developed areas to equivalent greenfield rates. Details regarding any temporary works during alterations to flow controls to account for later phases of development should also be submitted.

Reason: To prevent flooding by ensuring that equivalent greenfield runoff rates can be achieved throughout the lifetime of the phased development in accordance with DM7 of the Site Allocations and Development Management Policies Development Plan Document.

37. Prior to the first occupation of any dwelling, car parking shall be provided, hard surfaces and made available for use in accordance with the approved plans identified in condition 2. The parking spaces provided shall be retained in perpetuity.

Reason: To ensure that adequate off-street parking provision is provided to avoid on-street parking issues in accordance with Policy DM18 of the Site Allocations and Development Management Policies Development Plan Document.

38. Before first use of the development hereby permitted, 2.0 metre by 2.0 metre pedestrian visibility splays shall be provided on the highway boundary on both sides of each dwelling access with nothing within those splays higher than 0.6 metres above the level of the adjacent footway/verge/highway, in accordance with the current standards of the Highway Authority and shall be so maintained in perpetuity.

Reason: To ensure that adequate pedestrian visibility is provided in the interests of highway safety in accordance with Policy DM17 of the Site Allocations and Development Management Policies Development Plan Document.

8. 16/00496/DEEM - LAND TO REAR OF 3 MARTINSHAW LANE, GROBY

Erection of 9 dwellings (regulation 3 applications).

Late items:

Consultations:-

No objection to the amended site layout plan, subject to standard highway related conditions, has been received from Leicestershire County Council (Highways).

Groby Parish Council comment that the development would be good for the parish and that it should have a local letting restriction with no right to buy. Concerns regarding parking along Martinshaw Lane if no additional restrictions (double yellow lines) are introduced were repeated.

Appraisal:-

An amended site layout plan has been submitted with minor amendments to the access road and pedestrian footways to address Leicestershire County Council (Highways) concerns in respect of the adoptability of the access road. The amendment also includes the handing of Plots 3 and 4 to retain covered parking for the wheelchair compliant unit (now Plot 3).

Recommendation:-

Amend Condition 2 to substitute the amended Site Layout Plan and handed Plots 3 and 4.

Additional highway related conditions in respect of the access, parking and turning provision.

9. 15/00767/OUT - FORMER HIGHWAY LAND, LEICESTER ROAD, GROBY

Residential development (outline – access only).

Late items:

Consultations:-

Four further comments have been received from occupiers of two separate addresses. These raise no further issues to that already identified in the committee report.

Appraisal:-

Developer Contributions

Health

The development could result in an additional 73 patients to the local health centre. The local health centre is Groby Surgery located on Rookery Lane, Groby. The surgery is limited in terms of capacity, space and resources. 73 patients would result in 1.92 hours per week for consulting rooms and 0.51 hours per week in treatment rooms. Contributions are requested towards refurbishment of the existing building and consulting rooms to create multifunctioning treatment rooms, which would increase in the number of services which can be offered to patients in each of the consulting rooms. A contribution of £16,661.52 is requested.

This contribution is necessary, fairly and reasonably related in scale and kind to the development proposed using Department for Health cost multipliers and is essential to relieve the impact of the development on health provision locally and provide for capacity to deal with the increased population that would arise as a result of this development.

11. 16/00566/FUL - 23 BRADGATE ROAD, HINCKLEY

Erection of one dwelling.

Late items:

Consultations:-

No objection has been received from Severn Trent Water Limited subject to a note to applicant regarding sewer connections and sewer records.

No objection has been received from the Arboricultural Officer.

Two additional neighbour responses received objecting on similar grounds to those contained in the main agenda report and loss of amenity from noise, dust and disturbance during construction.

Appraisal:-

The issues raised within the additional objection responses have been assessed and appraised within the main agenda report. Noise and disturbance during construction would be only temporary in nature and not result in any long term adverse impacts on residential amenity.

Recommendation:-

Additional note to applicant:-

5. The applicant's attention is drawn to the following advice from Severn Trent Water Limited. For the use or reuse of sewer connections either direct or indirect to the public

sewerage system the applicant will be required to make a formal application to the Company under Section 106 of the Water Industry Act 1991. They may obtain copies of current guidance notes and application form from either our website (www.stwater.co.uk) or by contacting our New Connections Team (Tel: 0800 707 6600). Severn Trent Water advise that although statutory sewer records do not show any public sewers within the area specified, there may be sewers that have been recently adopted under, The Transfer Of Sewer Regulations 2011. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent and you are advised to contact Severn Trent Water to discuss your proposals. Severn Trent will seek to assist you obtaining a solution which protects both the public sewer and the building.

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