



Date: 10 November 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, 8 NOVEMBER 2016** at **6.30 pm**.

Yours sincerely

Rebecca Owen
Democratic Services Officer

SUPPLEMENTARY AGENDA

7. 16/00726/OUT - 65 COVENTRY ROAD, BURBAGE

Application for the demolition of no.65 Coventry Road and erection of 13 dwellings.

Late items:

An email has been received from the agent in support of the application, raising the following points:

The agent states (in reference to para 8.8):

a) Adjoining street to the west 'Bullfurlong Lane' is also a cul-de-sac punched between two houses on Coventry Road. Thus the whole of this lane, represent substantial forms of backland development, not blighted by any perceived social issues. There is no mention of backland in the NPPF and plenty of other examples can be provided elsewhere including just 38m east of the site

Officer Response

Bullfurlong Lane and Crossways form part of the established character of this part of Burbage and the development site is not considered to be comparable.

The agent states (in reference to para 8.9):

b) The committee report indicates that the site is a greenfield site. The report does not reflect the High Court decision from February 2016 (Dartford Borough Council v Secretary of State), which has clarified the definition of previously developed land.

The ruling states that only residential gardens within the "built-up area" are to be exempt from the definition, whereas residential gardens outside of "built up areas" may be regarded as "brownfield".

The proposed garden land could be considered brownfield. This weighs in favour of the proposal, particularly in light of the overwhelming need for new housing in sustainable locations. There is support within the NPPF for the use of land that has been previously developed.

Officer Response

The case referred to by the agent has been considered, but this does not establish any legal basis to define the application as greenfield. Nor does it mean that the scheme meets the definition of sustainable development as set out in the NPPF. The agent state (in reference to 8.9):

c) The proposal is consistent with the recent developments to the south of Burbage. New developments of 9 houses/ha would not be an efficient of use of land, particularly given the overwhelming need for new houses. Immediately east of the site on Coventry Road the next 15 dwellings are built at a density of 28 houses/ha including some 'backland' development referred to above.

Officer Response

The reference to density, when set into the context of the report, refers back to the prevailing landscape character of the area in that it is out of keeping with the immediate density surrounding the site. There is no suggestion that a low density scheme is an efficient use of land.

10. 16/00681/FUL - BRITANNIA RECREATION GROUND, BRITANNIA ROAD, BURBAGE

Application for alterations and extensions to existing Parish Hall and erection of a new Pavilion.

Late items:

Sport England has requested that the following condition is added:

The changing rooms hereby approved are constructed in accordance with the details submitted and available for use prior to any works taking place which results in the loss of the existing changing rooms in the Millennium Hall.

Reason: *In order to maintain the continuity and availability of changing provision at the site and in accordance with Policy DM 8 of the adopted Site Allocations and Development Management Policies DPD.*

Officer Response

The applicant's views about Sport England's request has been sought, who has stated that although completion of the new pavilion prior to the closure of the existing facility is the intention of the parish council, issues relating to timing and weather could make it difficult to comply with a condition. They therefore request that no such condition is included.

While the suggested condition is relevant to the scheme, insisting upon the changing rooms to be constructed before the existing facilities are decommissioned would be unreasonable. The recommendation to approve without Sport England's suggested condition therefore remains unaltered.

This page is intentionally left blank