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Hinckley & Bosworth
Borough Council

A Borough to be proud of

Bill Cullen MBA (ISM), BA(Hons) MRTPI
Chief Executive

Date: 11 May 2017

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, 25 APRIL 2017** at **6.30 pm**.

Yours sincerely

Rebecca Owen
Democratic Services Officer

SUPPLEMENTARY AGENDA

7. 16/01164/FUL - KINGSCLIFFE, 48 BARTON ROAD, MARKET BOSWORTH

Application for construction of new dwelling.

Late items:

Consultations:-

No additional comments raised by Historic England.

Seven letters of representation from neighbouring properties have been received in support of the application. This includes one address who had previously objected.

Appraisal:-

Revised site plans have been received showing an amended and increased access width. The proposed access has been increased to a width of 4.5 metres, along the total length of the driveway from the carriageway to the car parking area proposed for the new dwelling.

Leicestershire County Council 6c's design guidance states that the access drive should be a width of 4.25 metres for a minimum distance of 5 metres behind the highway boundary for two to five dwellings. This is to allow two cars to pass each other, to avoid vehicles waiting within the highway.

The proposed access would measure 4.5 metres in width with the existing gateway is to be relocated and moved as indicated on the amended plan. Within the guidance, an extra 0.5 metres should be provided if the access is bounded by a wall or fence. Although the proposal would not allow for an additional 0.5 metres, the gateway is only a small part of the driveway and is set back far enough for vehicles to pull clear of the highway.

The proposed increased access width would not impact upon the existing trees to the front of the site and an condition 11 in the Officer's report is recommended to ensure suitable protection. Amended conditions are also recommended to ensure the proposal would not have an adverse impact upon highway safety and would therefore be in accordance with Policy DM17 and DM18 of the SADMP. As access details have been provided, condition 8 can now be removed.

Recommendation:- No change

Amended Condition

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: Proposed Floor Plans drg. no. 250 C (scale 1:50) and Proposed Elevations drg. no. 450 E (scale 1:50) received by the Local Planning Authority on 13 March 2017 and Proposed Site Plan drg. no. 150 B (scale 1:500) and Proposed Site Plan drg. no. 151 B (scale 1:200) received by the Local

Planning Authority on 12 April 2017.

Reason: To ensure a satisfactory impact of the development to accord with Policies DM1 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document and Policy CE1 of the Market Bosworth Neighbourhood Plan 2014-2026.

7. Before first use of the development hereby permitted, parking and turning facilities as shown on approved plan Proposed Site Plan drg. no. 151 B (scale 1:200) received by the Local Planning Authority on 12 April 2017 shall be provided and surfaced with a hard bound porous material (not loose aggregate) and be made available for use within the site to allow vehicles to enter, park and leave in a forward direction. The turning area so provided shall not be obstructed and shall thereafter be permanently so maintained at all times.

Reason: To enable vehicles to enter and leave the site in a forward direction in the interests of the safety of road users and in accordance with Policy DM17 and DM18 of the Site Allocations and Development Management Policies Development Plan Document and to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution in accordance with Policy DM7 of the Site Allocations and Development Management Policies Development Plan Document.

Remove Condition

8. No development shall commence on site until such time as details of the access are submitted to and approved in writing by the local planning authority. The approved access shall be provided prior to first occupation of the dwelling hereby permitted.

Reason: To ensure that vehicles entering and leaving the site may pass each other clear of the highway and not cause problems or dangers within the highway in accordance with Policy DM17 of the Site Allocations and Development Management Polices Development Plan Document.

8. 16/01163/HOU - KINGSCLIFFE, 48 BARTON ROAD, MARKET BOSWORTH

Application for demolition of existing dwelling and garage and erection of new garage.

Late items:

Consultations:-

No additional comments from Historic England.

Seven letters of representation have been received in support of the application.

10. 16/01058/CONDIT - LAND OFF HINCKLEY ROAD, STOKE GOLDING

Application for variation of condition 1 of planning permission 16/00212/CONDIT to amend siting of plots 49-71 with associated substitution of house types.

Late items:

This application has been withdrawn from Committee to allow officers additional time to negotiate the affordable housing provision.

11. 17/00130/FUL - LAND OFF HINCKLEY ROAD, STOKE GOLDING

Application for erection of one new dwelling and detached double garage.

Late items:

This application has been withdrawn from Committee to allow officers additional time to negotiate the affordable housing provision.