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Hinckley & Bosworth
Borough Council

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

Date: 08 November 2017

To: Members of the Planning Committee

Mr R Ward (Chairman)	Mrs J Kirby
Mr BE Sutton (Vice-Chairman)	Mr C Ladkin
Mr PS Bessant	Mr RB Roberts
Mr CW Boothby	Mrs H Smith
Mrs MA Cook	Mrs MJ Surtees
Mrs GAW Cope	Miss DM Taylor
Mr WJ Crooks	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, 7 NOVEMBER 2017** at **6.30 pm**.

Yours sincerely

A handwritten signature in black ink, appearing to read 'R Owen'.

Rebecca Owen
Democratic Services Officer

SUPPLEMENTARY AGENDA

7. 17/00795/REM - LAND TO THE SOUTH WEST OF LUTTERWORTH ROAD, BURBAGE

Application for approval of reserved matters (appearance, layout, scale and landscaping) of outline planning permission 15/01292/OUT for residential development of 72 dwellings.

Late items:

Introduction

Additional consultation responses have been received by the following consultees and are discussed below:

- HBBC Environmental health – No objections
- LCC Highways – No objections, subject to conditions
- HBBC Tree Officer – No objections

Additional clarification has been sought from the occupier of 122 Lutterworth and Councillor Wright regarding the boundary treatment to 122 Lutterworth Road. These details are secured by condition attached to the reserved matters decision notice and are detailed below.

Consultations responses

- HBBC Environmental Health

A method of mechanical ventilation has been agreed in order to ensure appropriate noise levels can be maintained internally within the properties closest to the M69 motorway. The Environmental Health officer is now satisfied the amenity of future occupiers of the properties closest to the motorway will be protected.

- LCC Highways

LCC raise no objections to the revised plans and request a condition to be placed on the decision which states;

3. The development shall be carried out in accordance with Redrow Homes Coloured Site Plan drawing number 1692-08-02-110 revision D dated 20/10/17 Thereafter the onsite parking provision shall be so maintained in perpetuity.

Reason: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally and to enable vehicles to enter and leave the site in a forward direction in a slow and controlled manner in the interests of highway safety and in accordance with Paragraphs 32 and 35 of the National Planning Policy Framework 2012.

- HBBC Tree Officer

The tree officer is now happy that the root protection areas of the trees to be retained will

be protected. Furthermore the development will protect for the future growth of the trees to ensure the longevity of the trees is protected. A condition has been suggested which will allow the trees to be fenced off from the main garden of plots 69 – 72 to ensure the roots of the trees are protected.

4. Notwithstanding the submitted plans, plots 69 -72 of the residential development hereby permitted shall not be occupied unless and until a scheme of tree protection has been first submitted to and approved by the local planning authority and shall thereafter remain in place at all times.

Reason: In order to protect the future growth of the trees, in the interests of visual amenity.

Appraisal:-

The developers have agreed to provide new boundary treatment to No's 120 and 122 Lutterworth Road. These properties are located either side of the access road to the site. In order to ensure the precise details of this boundary treatment are provided it has been agreed with the developer to place a condition on the development ensuring these details are submitted to and approved by the local planning authority. It is understood the occupiers are continuing to have ongoing discussion with the developer in this regard.

Condition wording:

5. Prior to the occupation of the first dwelling, precise details of the provision, siting, design and materials of the boundary treatment relating to No.120 and 122 Lutterworth Road shall be submitted to and approved in writing by the Local Planning Authority. The approved boundary treatment shall be erected within one month of the first occupation of the first dwelling and thereafter be retained in the approved form.

Reason: In the interest of visual amenity.

Recommendation:- Approve subject to additional conditions

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