

Public Document Pack



Hinckley & Bosworth
Borough Council

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

Date: 11 April 2018

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
Mrs MA Cook	Mrs H Smith
Mrs GAW Cope	Mrs MJ Surtees
Mr WJ Crooks	Miss DM Taylor
Mr MA Hall	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, 10 APRIL 2018** 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. 17/00964/FUL - LAND SOUTH OF CRIMSON WAY, BURBAGE

Application for erection of 30 dwellings.

'Late items:'

Introduction:-

The applicant has amended the proposed roof tile to Russell Grampian (Slate Grey) as used in the construction of existing dwellings within the wider Sketchley Brook development.

Consultations:-

Paragraph 6.2

No objection subject to conditions has been received from Leicestershire County Council (Highways).

Amend paragraph 6.4.

Leicestershire County Council (Developer Contributions) requests the following infrastructure contributions as a result of the reduction in the number of units from 35 to 30:-

- 1) Director of Children and Family Services requests a total contribution of £63,882.77 towards education facilities to mitigate capacity issues resulting from the proposed development (Primary School Sector);
- 2) Director of Environment and Transport requests a contribution of £1,486 towards civic amenity facilities to mitigate additional demands on Barwell Civic Amenity site as a result of the proposed development;
- 3) Library Services (Locality Manager - North) considers that the development would not have any adverse impact on Burbage Library and therefore no contribution is requested on this occasion.

Appraisal:-

Design

Paragraph 8.16

The proposed amendment to the use a smaller roof tile of similar make and appearance to neighbouring properties within the Sketchley Brook development will complement the appearance of the surrounding area.

Highways

Paragraph 8.25

An amended plan (revision 023K) has been submitted to address issues raised by

Leicestershire County Council (Highways) in respect of the adoptability of the proposed access road/junction adjacent to Plots 1. Following receipt of this amended plan, the Highway Authority confirm that they have no objection to the scheme on highway grounds and recommend the imposition of two conditions to require the access, footway widening works, parking and turning facilities to be implemented in accordance with amended plan and for a construction traffic management plan to be submitted for prior approval. The conditions would be reasonable and necessary to ensure satisfactory development of the site.

Infrastructure contributions

Paragraph 8.42 - reduce education contribution from £72,594.06 to £63,882.77

Paragraph 8.43 - reduce civic amenity contribution from £1,734 to £1,486

The reduction in developer contributions in respect of education and civic amenity facilities as a result of the reduction in the number of units from 35 to 30 does not change the previous assessment contained in the main agenda report.

Recommendation:-

Paragraphs 1.1 and 11.1

Amend Education contribution from £72,594.06 to £63,882.77 as a result of the reduction in the number of units from 35 to 30 dwellings.

Amend Condition 2

The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: Site Location Plan Drawing No. 40145 022 received by the local planning authority on 22 September 2017; Plots 1 - 4 Floor Plans and Elevations Drawing No. 40145 013, Plots 5 - 7 Floor Plans and Elevations Drawing No. 40145 014B, Plots 8 - 10 Floor Plans and Elevations Drawing No. 40145 015A, Plots 11 - 12 Floor Plans and Elevations Drawing No. 40145 016A, Plots 13 - 14, 19 - 20, 21 - 22 Floor Plans and Elevations Drawing No. 40145 017B and Plots 15 - 16, 17 - 18 Floor Plans and Elevations Drawing No. 40145 018B received by the local planning authority on 24 January 2018; Plots 23 - 30 Floor Plans and Elevations Drawing No. 40145 027C received by the local planning authority on 13 March 2018; Site Layout Drawing No. 40145 003AG, Technical Site Layout Drawing No. 40145 023K and Boundary Treatment Plan Drawing No. 40145 024C received by the local planning authority on 28 March 2018 and External Materials Plan Drawing No. 40145 026C and Materials Distribution Plan Drawing No. 40145 025C received by the local planning authority on 6 April 2018.

Amend Condition 3

The materials to be used on the external elevations of the dwellings hereby permitted shall be in accordance with the approved External Materials Plan Drawing No. 40145 026C and Materials Distribution Plan Drawing No. 40145 025C received by the local planning authority on 6 April 2018.

Amend Condition 12

No part of the development hereby permitted shall be occupied until such time as the accesses, footway widening works, off-street parking and turning arrangements shown on Site Layout Drawing No. 40145 023K have been implemented in full. Once provided the access, off-street parking and turning facilities shall be permanently retained as such at all

times thereafter.

Amend Condition 14

Prior to the first occupation of any of the dwellings hereby permitted the boundary fencing shown on Boundary Treatment Plan Drawing No. 40145 024C shall be implemented in full and the boundaries permanently maintained as such at all times thereafter.

Additional Condition

17. No development shall commence on the site until such time as a construction traffic management plan, including as a minimum details of the routing of construction traffic, wheel cleansing facilities, vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the local planning authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.

Reason: To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, to ensure that construction traffic does not use unsatisfactory roads or lead to on-street parking problems in the area in the interests of highway safety to accord with Policy DM17 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

8. 17/01050/OUT - HORNSEY RISE MEMORIAL HOME, BOSWORTH ROAD, WELLSBOROUGH

Application for demolition of care home building and erection of up to 20 dwellings including conversion of former chapel to dwelling and associated access, drainage and landscaping works (in part).

'Late items:'

This application has been withdrawn from this agenda for consideration at a later Planning Committee once viability assessments in respect of the scheme have been completed.

10. 18/00018/REM - LAND ST MARYS COURT, BARWELL

Application for approval of reserved matters (layout, scale, appearance and landscaping) of outline planning permission 16/00966/OUT for residential development of nine dwellings.

'Late items:'

This application has been withdrawn from this agenda to be considered at a later Planning Committee to enable the applicant to hold further discussions with the County Highway Authority to seek to achieve an adoptable access layout.

11. 18/00178/CONDIT - KINGSCLIFFE, 48 BARTON ROAD, MARKET BOSWORTH

Application for variation of condition 2 of planning permission 17/00612/CONDIT for an additional attached garage to the front, re-siting of the house and an amended site layout.

'Late items:'

Consultations:-

Since the publication of the committee report three additional letters of objection have been received.

Letter of objection received from Councillor Cook raising the following concerns:-

- 1) Increase in mass and density of development does not enhance the surrounding area with regard to scale, layout and density, contrary to Policy DM10 of the SADMP and Policy C31 of the MBNP.

Letter of objection received from Market Bosworth Society raising the following concerns:-

- 1) Overdevelopment of the site and out of character with the adjacent properties, contrary to the Neighbourhood Plan.
- 2) Inaccuracy of the plans submitted
- 3) The application should be considered in the context of the wider site including the previous permissions for the site, not just an amendment to this dwelling

One letter of objection received raising the following concerns:-

- 1) Increase in density of development
- 2) Impact upon the view and approach to the village
- 3) Inaccuracy and unclear nature of the plans submitted
- 4) The application should be considered in the context of the wider site including the previous permissions for the site, not just an amendment to this dwelling
- 5) Contrary to the Neighbourhood Plan, which is being ignored as part of the determination of the application.

Appraisal:-

Concerns have arisen regarding the impact upon a designated view. The proposed amendments is located within the south east of the site and would not be easily visible from View 5 due to the dwelling to the north of the site and the significant planting to the northern boundary of the site. Therefore, the proposed amendment would not appear dominant within the application site or intrusive to the important views 4 and 5 as designated within the MBNP.

Concerns have been raised regarding the accuracy of the plans and the application should be considered in the context of the wider site. It is considered that the proposed plans are accurate and in accordance with the previously approved developments on the site. Given the minor size, scale and height of the garage extension, the proposed amendment is not considered to have a significant adverse impact upon the character of the site as a whole, or result in a significant increase in mass or density in relation to the site as a whole.

Full weight has been given to the Market Bosworth Neighbourhood Plan full consideration has been given and addressed in the committee extract.

All other concerns raised through the consultation responses received above have been considered and addressed in the committee extract.

Recommendation:-

No change.

This page is intentionally left blank