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

Date: 24 July 2019



**Hinckley & Bosworth
Borough Council**

To: Members of the Planning Committee

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|-------------------------------|-----------------|
| Mrs MJ Crooks (Chairman) | Mr A Furlong |
| Mr DJ Findlay (Vice-Chairman) | Mr SM Gibbens |
| Mrs CM Allen | Mr E Hollick |
| Mr RG Allen | Mr KWP Lynch |
| Mr CW Boothby | Mrs LJ Mullaney |
| Mr MB Cartwright | Mr RB Roberts |
| Mr DS Cope | Mrs H Smith |
| Mr WJ Crooks | Mr BR Walker |
| Mr REH Flemming | |

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, 23 JULY 2019** at **6.30 pm**.

Yours sincerely

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

Rebecca Owen
Democratic Services Manager

SUPPLEMENTARY AGENDA

7. **18/01252/OUT - LAND EAST OF PECKLETON LANE, DESFORD**

Application for residential development up to 80 dwellings with associated works (Outline - access only).

'Late items:'

Introduction:-

Since the publication of the committee report, additional information has been received.

Consultations:-

A further letter has been received from Desford Parish Council and is summarised below:

- The site at Land opposite Bosworth College, Leicester Lane, Desford has emerged as the preferred site in the parish during the Neighbourhood Plan process, using a sustainability appraisal of each site using the same objective criteria applied consistently to each site by our consultants.
- It is anticipated that the Plan will go to referendum in later 2019/early 2020

A letter has been received from Pegasus Group which represents Davidsons Developments Ltd. They raise concerns as summarised below:

- The statements made by Desford Parish Council could be extremely misleading as there are significant unresolved issues with the Neighbourhood Plan, especially in the way it has undertaken its site selection process. Davidsons has made representations to the Regulation 14 consultation highlighting significant inconsistencies in the site selection process and the way in which conclusions have been reached.
- As such, they consider that the officer's report is correct to refer to the limited weight that can be afforded to the Neighbourhood Plan in the light of paragraph 48 of the NPPF especially with regard to "the extent to which there are unresolved objections."

Appraisal:-

The advice in paragraphs 8.9 - 8.11 of the Planning Committee Report dated 25 June 2019 remains unaltered in that the emerging Desford Neighbourhood Plan (DNP) is a material consideration in this decision making process and the weight to be given to it is set out in paragraph 48 of the Framework. Factors to be considered to the weight to be given to the DNP include the stage of preparation of the plan and the extent to which there are unresolved objections to relevant policies. Therefore, the weight to be given to the DNP at the present time is very limited due to the early stages of its development and the lack of evidence of community support for the preferred site at Barns Way.

Recommendation:-

The recommendation remains to grant planning permission subject to the details outlined in the original Planning Committee Report.

8. 19/00149/OUT - LAND OPPOSITE BOSWORTH COLLEGE, LEICESTER LANE, DESFORD

Application for residential development of up to 80 dwellings and associated works (Outline- access only).

'Late items:'

Introduction:-

Since the publication of the committee report, additional information has been received.

Consultations:-

A letter has been received from Pegasus Group which represents Davidsons Developments Ltd. They raise concerns as summarised below:

- The statements made by Desford Parish Council could be extremely misleading as there are significant unresolved issues with the Neighbourhood Plan, especially in the way it has undertaken its site selection process. Davidsons has made representations to the Regulation 14 consultation highlighting significant inconsistencies in the site selection process and the way in which conclusions have been reached.
- As such, they consider that the officer's report is correct to refer to the limited weight that can be afforded to the Neighbourhood Plan in the light of paragraph 48 of the NPPF especially with regard to "the extent to which there are unresolved objections."

Appraisal:-

The advice in paragraphs 8.11 - 8.14 of the Planning Committee Report dated 25 June 2019 remains unaltered in that the emerging Desford Neighbourhood Plan (DNP) is a material consideration in this decision making process and the weight to be given to it is set out in paragraph 48 of the Framework. Factors to be considered to the weight to be given to the DNP include the stage of preparation of the plan and the extent to which there are unresolved objections to relevant policies. Therefore, the weight to be given to the DNP at the present time is very limited due to the early stages of its development and the lack of evidence of community support for this preferred site.

Recommendation:-

The recommendation remains to grant planning permission subject to the details outlined in the original Planning Committee Report.

10. 19/00611/HOU - 120 HINCKLEY ROAD, EARL SHILTON

Application for detached garage.

'Late items:'

Consultations:-

An additional neighbour letter has been received raising the additional following comments:-

- 1) Details of how the applicant proposes to create a finished floor level to match the rear of the application site

- 2) Change of levels across the site could undermine neighbouring properties
- 3) Noise and nuisance is experienced due to trading of vehicles at the property

Appraisal:-

Condition 3, requires that prior to commencement of the development, details of the existing and proposed ground levels of the site, and the proposed finished floor levels of the garage are to be submitted and agreed prior to any development being permitted, to ensure that the levels are maintained and acceptable.

Other matters

Any damage to neighbouring properties or any third party land, would be a civil matter, and would not be a material planning consideration which could be taken into account as part of this application, and would be perused under separate legislation.

This application has been submitted as a householder application, and therefore the use is contained to be incidental to the enjoyment of the dwelling and for no other purposes. Any unauthorised change of use would be subject to further investigation.

Recommendation:-

The recommendation remains to grant planning permission subject to the details outlined in the original Planning Committee Report.