

Public Document Pack

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

Date: 28 July 2020



**Hinckley & Bosworth
Borough Council**

To: Members of the Planning Committee

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 SL Bray	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, 28 JULY 2020** 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. **20/00347/REM - LAND EAST OF PECKLETON LANE, DESFORD**

Application for approval of reserved matters (layout, scale, appearance and landscape) of planning permission ref: 18/01252/OUT for 80 dwellings and details of the Affordable Housing Scheme and On-Site OpenSpace Area Scheme.

Late items:

Consultations:-

Final comments have been received from LCC Highways who do not object to the proposal subject to conditions.

Appraisal:-

The Local Highway Authority Advice is that, in its view, the impacts of the development on highway safety would be acceptable, and when considered cumulatively with other developments, the impacts on the road network would not be severe. Based on the information provided, the development therefore does not conflict with paragraph 109 of the National Planning Policy Framework (2019), subject to the conditions.

Recommendation:-

The comments from LCC Highways do not change the recommendation from the report, subject to the below additional conditions.

Amend condition 1 to read as follows:

1. The development hereby permitted shall not be carried out otherwise in complete accordance with the submitted application details as follows:

Site Location Plan Drw No: 19210 - SLP - 01; Drw No's: 19210 - Worsley- 01; Worsley Variant - 01; Webb & Ellis - 01; Ravenscroft - 01; Quad Garages - 01; P119 - 01; Leonard - 01; Healey - 01; Guscott - 01; Greenwood - 01; Garages - 01; Farrell - 01; Croft - 01; Croft Rendered Variant - 01; Cotton - 01; Bracken - 01; 3C - 01; 3B; 3A; 2A; 2A - Terrace Floor Plans; and, 2A - Terrace Elevations all received by the local planning authority on 6 April 2020.

Detailed Landscape Proposal Drw No: c1758-01 Rev A; Landscape Schedule Drw No: c-1758-03 Rev A; Open Space Provision Plan Drw No: 1026-AD-018A; Proposed Site Levels Drw No: 20003 4 Rev B; Hedgerow Retention/Removal Plan Drw No: c1758-04; Drws No: 19210 - Love - 01; Love - 02; Love - 03; Guscott - 02 & 3B - 01A; Substation Plan 19210-SubStation-01; Drainage Plan Drw No: 20003.1 Rev E all received by the local planning authority on 8 June 2020.

Site Layout Plan Drw No: 19210 1000F; Materials & Fence Key Layout Drw No: 19210 1010B; Storey Height Plan Drw No: 19210 1011B; Parking Plan Drw No: 19210 1013 Rev B & Development Layout - Visibility Drw No: T20003 SK02 Rev C all received by the local planning authority on 9 July 2020.

Reason: To ensure a satisfactory appearance and impact of the development to accord with Policies DM1 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Amend Condition 2 to read as follows:

2. The approved hard and soft landscaping scheme shall be carried out in accordance with Drws no. c1758-01 Rev A & c-1758-03 Rev A. The scheme shall be completed prior to the occupation of the plot to which it relates and non-residential landscaping areas shall be completed upon occupation of the 60th dwelling. The soft landscaping scheme shall be maintained for a period of five years from the date of planting. During this period any trees or shrubs which die or are damaged, removed, or seriously diseased shall be replaced by trees or shrubs of a similar size and species to those originally planted at which time shall be specified in writing by the Local Planning Authority.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policies DM4 and DM10 of the Site Allocations and Development Management Policies DPD (2016).

Remove condition 3

Additional conditions are as follow:

11. The development hereby permitted shall not be occupied until such time as the parking and turning facilities for each dwelling have been implemented in accordance with Owl Homes drawing number 1000 Rev F. 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 the interests of highway safety and in accordance with the National Planning Policy Framework (2019).

12. Any dwellings that are served by private access drives (and any turning spaces) shall not be occupied until such time as the private access drive that serves those dwellings has been provided in accordance with Figure DG20 of the Leicestershire Highway Design Guide. The private access drives should be surfaced with tarmacadam, or similar hard bound material (not loose aggregate) for a distance of at least 5 metres behind the highway boundary and, once provided, shall be so maintained in perpetuity.

Reason: To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.) in the interests of highway safety and in accordance with the National Planning Policy Framework (2019).

13. Notwithstanding the provisions of Part 2 of Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) no vehicular access gates, barriers, bollards, chains or other such obstructions shall be erected within a distance of 5 metres of the highway boundary.

Reason: To enable a vehicle to stand clear of the highway in order to protect the

free and safe passage of traffic including pedestrians in the public highway in accordance with the National Planning Policy Framework (2019).

14. No part of the development hereby permitted shall be occupied until such time as 1.0 metre by 1.0 metre pedestrian visibility splays have been provided on the highway boundary on both sides of all private accesses with nothing within those splays higher than 0.6 metres above the level of the adjacent footway/verge/highway and, once provided, shall be so maintained in perpetuity.

Reason: In the interests of pedestrian safety and in accordance with the National Planning Policy Framework (2019).

15. Notwithstanding the submitted plans, any garage doors shall be set back from the footway/carriageway boundary a minimum distance of 5.5 metres for sliding or roller/shutter doors / 6.1 metres for up-and-over doors / 6.5 metres for doors opening outwards and thereafter shall be so maintained.

Reason: To enable a vehicle to stand clear of the highway whilst the garage / car port doors are opened/closed, to protect the free and safe passage of traffic, including pedestrians, in the public highway, to ensure that adequate off street parking provision is available to reduce the possibility of on street parking problems locally and in accordance with the National Planning Policy Framework (2019).

10. 20/00191/FUL - PAYNES GARAGES LTD, WATLING STREET, HINCKLEY

Application for installation of 4 x 5 metre high lamp columns and associated lighting units (retrospective).

Late items:

Consultations:-

Two additional responses received objecting to the proposal on the same grounds as in the main report. No new issues raised.