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Chief Executive

Date: 08 September 2020



**Hinckley & Bosworth
Borough Council**

To: Members of the Planning Committee

| | |
|---------------------------------|------------------|
| Cllr MJ Crooks (Chairman) | Cllr A Furlong |
| Cllr DJ Findlay (Vice-Chairman) | Cllr SM Gibbens |
| Cllr CM Allen | Cllr E Hollick |
| Cllr RG Allen | Cllr KWP Lynch |
| Cllr CW Boothby | Cllr LJ Mullaney |
| Cllr SL Bray | Cllr RB Roberts |
| Cllr DS Cope | Cllr H Smith |
| Cllr WJ Crooks | Cllr BR Walker |
| Cllr 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, 8 SEPTEMBER 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. **20/00444/FUL - LAND SOUTH OF POPLAR TERRACE, CONGESTONE**

Application for erection of five dwellings (2 x 3no bed and 3 x 5no bed) with public open space provision, landscaping and associated infrastructure and access from Dovecote Close.

Items received after preparation of main agenda:

Introduction:-

The agent has provided additional information in relation to the economic and operational benefits of the scheme including;

- 14 direct construction roles and indirect jobs supported per annum during the build phase
- £1.2 million GVA economic output contribution from jobs supported by activities at the site over the expected 18-month build
- 18 residents estimated to live in proposed development with an estimated first occupation expenditure of £25,000.

The information includes Council Tax revenue generated from the proposal, which is not considered to be a benefit of a development scheme.

Appraisal:-

The economic benefits of the scheme including construction expenditure and the ongoing support to local services in the surrounding area are already weighed in the planning balance assessment of the proposal. The additional information does not change the assessment already made within the officer's report to Committee.

| | Provision per dwelling (2.4 people per dwelling) | Number of dwellings | Sqm to be provided | Off site provision per square metre | Provision contribution | Maintenance contribution per square metre |
|-----------------------------------|--|---------------------|--------------------|-------------------------------------|------------------------|---|
| Equipped Children's Play Space | 3.6 | 5 | 18 | £181.93 | £3,274.74 | £87.80 |
| Casual/Informal Play Spaces | 16.8 | 5 | 84 | £4.44 | £372.96 | £5.40 |
| Outdoor Sports Provision | 38.4 | | 0 | £9.05 | £0.00 | £4.30 |
| Accessibility Natural Green Space | 40 | | 0 | £4.09 | £0.00 | £7.10 |
| | | | | Provision total | £3,647.70 | Maintenance total |

Add following assessment;

Play and Open Space

Policy 19 of the Core Strategy identifies standards for play and open space within the borough. Developments should accord with the policy and provide acceptable open space within the development, or if that is not possible contribute towards the provision and maintenance of open space off site. The Open Space and Recreation Study 2016, updates these standards and also identifies the costs for off-site and on-site contributions. In line with the up to date standards identified in the 2016 study the table below identified the requirements for open space.

The nearest existing off site public open space is CON06 Church Field, with a quality score of 69%. Church Field provides Children's play equipment, and casual informal play space. There are no outdoor sports facilities or accessibly natural green spaces within the catchment of Congerstone therefore, no contribution is sought towards these typologies.

There is some incidental open space provided within the development, however this is not considered to meet the requirements of Play and Open Space as set out in Core Strategy Policy 19.

Church Field is within 400m of the application site, and is below the prescribed quality score. To ensure this development provides sufficient open space in accordance with

Policy 19 of the Core Strategy this contribution is considered necessary and directly related and fairly and reasonably related in scale and kind to the development proposed and therefore meets the CIL tests.

Recommendation:-

Grant planning permission subject to the following;

- The completion within 3 months of this resolution a S106 agreement to secure the following obligations:
 - £5681.70 Play and Open Space

Add the following text to section 1 and section 11;

- That the Planning Manager be given powers to determine the final detail of planning conditions.

8. 20/00421/FUL – WINDHOVER HOUSE, 69 MAIN STREET, CARLTON

Application for subdivision of existing single dwelling to provide additional four-bed dwelling, detached garage and new vehicular access.

Items received after publication of the main agenda:

Recommendation:-

Add the following text to section 1 and section 11;

That the Planning Manager be given powers to determine the final detail of planning conditions.

9. 20/00588/FUL - THE BARN, SUTTON LANE, MARKET BOSWORTH

Application for conversion of agricultural building to 3 bedroom dwelling including basement accommodation.

Items received after publication of the main agenda:

Add the following text to section 1 and section 11;

That the Planning Manager be given powers to determine the final detail of planning conditions.