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Chief Executive

Date: 08 December 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 DECEMBER 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. **19/00464/OUT - FACTORY UNITS, 23 WOOD STREET, HINCKLEY**

Application for residential development of existing industrial site (Outline - access, layout and scale only).

Late items received after preparation of the agenda:

Introduction:-

Following the publication of the committee report, concern has been raised by local residents that with the loss of the car parking provision on the site and the potential for additional car parking from future residents there is a need for parking permits to be introduced in the area.

Concern has also been raised whether each proposed unit would have adequate natural daylight into the habitable rooms.

It has been noted that the committee report contains an error in the figure for the off-site commuted sum for affordable housing.

Appraisal:-

Residential amenity of future residents

Condition 4 seeks to impose a maximum number of residential units on the site. An assessment will need to be made at the reserved matters stage to ensure that this number of units can be accommodated on the site and that provision can be made for each unit to have adequate useable floor space and natural daylight to all habitable rooms. Based on this assessment at reserved matters stage, a lower number of residential units may only be achievable on the site. A planning condition should be imposed to ensure that detailed floor plans and window details are submitted with the reserved matters for appearance.

Parking Provision

As discussed at paragraph 8.54 in the committee report, there are on-street parking restrictions during the daytime along the roads in the vicinity of the site. Whilst the site layout submitted with the outline application demonstrates that car parking provision could be achieved for 37 car parking spaces, condition 19 is recommended to be amended to allow an assessment of whether additional car parking provision can be provided within the site on areas shown for soft landscaping and to ensure appropriate parking is provided for the provision of housing to be accommodated on site.

Discussions have also been undertaken with the parking team responsible for the Council's car parks who has confirmed that parking permits for existing residents could be made available which would allow them to park in the daytime at the Alma Street and Druids Street Car Parks. There are no restrictions in the evening and overnight after 6pm to 8am on the surrounding streets.

Section 106 Agreement

The off-site commuted sum for affordable housing should read £48,708.00 instead of £72,113.00.

Recommendation:-

The recommendation contained in the Committee Report should be amended to read as

follows:

- The completion within 3 months of this resolution a S106 agreement to secure the following obligations:
 - £48,708.00 as an off-site commuted sum for affordable housing.
 - £1585.00 towards civic amenity facilities at Barwell.
 - £970 towards library facilities at Hinckley Library.
 - £19,400.40 towards the cost of providing additional health care accommodation for 85 patients in Hinckley.
 - Off-site open space contribution towards the public open space at Hollycroft Park, Argents Mead and/or Queens Park of £37,697.10 and £20,017.20 for maintenance costs.
 - Planning conditions outlined at the end of this report
 - That the Planning Manager be given powers to determine the final detail of planning conditions.
 - That the Planning Manager be given delegated powers to determine the terms of the S106 agreement including trigger points and claw back periods.

Condition 19 should be amended to read:

19. Notwithstanding the details hereby approved on the Concept Site Layout Drg No: 19/28 05B any reserved matters application relating to appearance or landscaping shall be accompanied by full details of the proposed car parking provision and turning areas to be provided on the site including the provision of additional car parking spaces, where feasible. 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 Policies DM17 and DM18 of the SADMP (2016).

An additional condition should be imposed:

25. Any reserved matters application relating to appearance shall be accompanied by detailed floor plans (drawn to scale) for each residential unit which demonstrate the usable floor space for each unit and how each habitable room would have adequate natural daylight.

Reason: To ensure that the proposal does not have a significant adverse impact on the residential amenity of future residents in accordance with Policy DM10 of the SADMP (2016).

8. 20/00779/OUT - LAND EAST OF ROSEWAY, STOKE GOLDING

Application for residential development of up to 65 dwellings including public open space, landscaping and associated infrastructure (Outline- access only).

Late items received after preparation of the agenda:

Consultations:-

Four further objections, from three separate addresses, have been received since the agenda was published which raise no new issues to those highlighted in the committee report.

Appraisal:-

Play and Open Space

The applicant has clarified the typologies of the open space which are shown on the indicative details. The updated details are as follows:

	Policy Requirement per dwelling (sqm) based on 2.4 people per dwelling using CENSUS average	Requirement of open space for the proposed development of 65 dwellings (square metres)	Provided on site	On site maintenance (20 years)	Off site provision	Off site maintenance (10 years)
Equipped Children's Play Space	3.6	234	400	£70,240.00	0	0
Casual/ Informal Play Spaces	16.8	1,092	1,300	£14,040.00	0	0
Outdoor Sports Provision	38.4	2,496	0	0	£22,588.80	£10
Accessibility Natural Green Space	40	2,600	6,200	£88,040.00	0	0

The amount of open space on site has not changed and the indicative plan remains the same, confirmation of its typology has been provided which amend the maintenance contributions which would be required.

Recommendation:-

Amend the on-site open space maintenance contribution to read:

- On site open space maintenance contribution £172,320.00

9. 20/00919/OUT - 14 CHESTERFIELD WAY, BARWELL, LE9 8BH

Application for residential development for 5 dwellings (Outline- access and scale).

Late items received after preparation of the agenda:

Consultations:-

The Council is in receipt of two further letters of objection following the publication of the Committee agenda making the following points:

- 1) The density of the proposed dwellings on the site are not in keeping with the surrounding properties
- 2) If the proposal was reduced to two or three dwellings it would reduce the number of cars therefore reducing noise and pollution
- 3) The proposed dwellings are too close to the boundary resulting in noise pollution and a lack of privacy
- 4) Overdevelopment will lead to an increase in cars which could also result in inappropriate parking on pavements and grass verges
- 5) The proposed development land is higher than surrounding properties and the lack of garden space will increase flood risk in the area
- 6) None of the affected parties bothered to engage with neighbours at the time of the

- sale of the affected property and subsequent consolidation of number 14
- 7) The garage to plot 2 should be moved back, it is immediately adjacent to the structure at number 9 Belle Vue Road which will be a security risk
 - 8) The view of the houses into our back garden will affect our value and quality of life
 - 9) No provision has been made for suitable fire tender access and egress
 - 10) No provision for vehicles to pass each other and no provision for visitor parking on the site
 - 11) Impact on nature conservation will be huge. The ecology survey stating there is no evidence of bats is incorrect
 - 12) The road, parking and services shall remain part of the property site and not adopted by the council

Comments have been received after re-publicising the application from LCC Ecology and HBBC Environmental Services (Drainage) who do not object to the revised proposal.

Appraisal:-

No additional comments are considered to be necessary from those set out in the original report.

Recommendation:-

The recommendation remains unchanged from that set out on the agenda.

10. 20/00984/OUT - ASHFIELD FARM, KIRKBY ROAD, DESFORD, LE9 9JX

Application for residential development of up to 120 dwellings (Outline - access only).

Late items received after preparation of the agenda:

Consultations:-

The Council is in receipt of one further letter of objection following the publication of the Committee agenda raising the following points;

- 1) The proposal will diminish an area of countryside pathway to Kirby Mallory, which is heavily used for recreation.
- 2) Out of all the recent developments this one crosses the line the most

Appraisal

No additional comments are considered to be necessary from those set out in the original report.

Recommendation:-

The recommendation remains unchanged from that set out on the agenda.

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