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

Date: 02 February 2021



**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, 2 FEBRUARY 2021** at **6.30 pm**.

Yours sincerely

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

Rebecca Owen
Democratic Services Manager

PLANNING COMMITTEE - 2 FEBRUARY 2021

SUPPLEMENTARY AGENDA

7. **20/01111/REM - LAND AT REAR OF 125 - 131 LUTTERWORTH ROAD, BURBAGE**

Application for approval of reserved matters (appearance, landscaping, layout and scale) of outline planning permission 19/01112/OUT.

Late items received after preparation of the main agenda:

Consultations:-

Comments have been received from LCC Archaeology raising no objections to the scheme with no archaeological action required.

Further comments have been received from Burbage Parish Council in response to the latest scheme, raising the following points:

Insufficient parking provision

Unnecessary and unsafe gated access

Insufficient bin collection point

Play and open space contribution should be made by the developer

Appraisal:-

The matter of parking provision has already been appraised in the officer report as being acceptable, as per LCC Highways advice. The proposed access has already been established under 19/01112/OUT and the proposed private gated arrangement has already been appraised in the current officer report as being acceptable, as it would not result in an adverse impact on highway safety.

Waste storage and collection details have already been appraised in the officer report as per HBBC Waste Services advice as being acceptable. Waste bins would be stored at the highway boundary and would not obstruct the pedestrian footpath.

An assessment of developer contributions was dealt with under 19/01112/OUT, where it was determined that a requirement for play and open space contributions was not triggered by the proposal. It would not be lawful to make this s.106 requests at Reserved Matters stage.

Recommendation:-

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

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

Application for residential development for five dwellings (outline – access and scale).

Late items received after preparation of the main agenda:

Consultations:-

A further six objection letters and a petition against the application with 22 signatures have been received making the following points:

- 1) The development does not deliver any economic, social or environmental reasons to support the approval
- 2) The ecological value of the site has not been recorded accurately in the ecology report
- 3) The development would have an adverse effect on the water course of natural run off water and will impact on flooding
- 4) The close proximity of the development to existing houses will provide intrusive and unnecessary light pollution
- 5) The development affects the semi-natural open space
- 6) Impact on privacy and overlooking
- 7) Increased vehicular movements and tight access has an impact on highway safety
- 8) The emergency fire service will not be able to access the houses due to the tight access
- 9) The properties are not in keeping with the houses on Chesterfield Way
- 10) The developer has not listened to previous advice from the planning department
- 11) The development represents garden grabbing
- 12) A lot of the bins will be left on the pavement until all residents have collected them
- 13) There is no on street provision for visitors cars
- 14) There will be a waste pipe aligned directly with our fence
- 15) The development should be 2-3 dwellings
- 16) Loss of light and overshadowing into garden

Barwell Parish Council objects to the application making the following points:

- 1) Detrimental to neighbouring properties and overdevelopment
- 2) Inadequate parking
- 3) Potential hazard for emergency vehicles accessing the site
- 4) Dangerous for vehicles to reverse onto Chesterfield Way due to the bend in the road and the number of vehicles parked on the road

Recommendation:-

The recommendation is unchanged from that which is printed on the agenda.

9. 20/00937/FUL - LAND EAST OF PECKLETON LANE, DESFORD

Application for erection of five dwellings.

Late items received after preparation of the main agenda:

Introduction:-

Following the publication of the committee report, the applicant has submitted the following amended plans: elevation plan; materials layout plan; and, landscaping plan. An artist's impression of the site entrance with the public right of way has also been submitted.

Consultations:-

The plans submitted are non-material minor amendments to the original plans submitted and so a re-consultation exercise is not required to take place.

Appraisal:-

The amended elevation and materials plan proposes to introduce render to the dwelling located on the corner plot (Plot 80). It is considered that this amendment would provide

interest to this end unit which would become a focal point when entering the housing estate.

The amended plans also include a landscaping plan which proposes additional planting along the public right of way corridor and the introduction of a variety of species-rich plants. The landscaping proposed would soften the impact of the development on users of the public footpath to the benefit of the character of the surrounding area in accordance with Policies DM4 and DM10 of the SADMP and Policy H7 of the emerging DNP.

Recommendation:-

The recommendation contained in the Committee Report remains unaltered. The following conditions should be amended to read:

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

Drgs no: 1026-AD-201A; 202C and 205B all received on 17 November 2020

Drgs no: PD-001-2; 002-1 and 002-2 all received on 17 November 2020

Drgs no: 1026-AD-204C; 1758-05a and PD-001-01A received on 2 February 2021

Reason: To ensure a satisfactory impact of the development to accord with Policies DM1 and DM10 of the adopted Site Allocations and Development Management Policies DPD.

9. The dwellings hereby approved shall only be constructed from the materials as contained within approved Drg No: 1026-AD-204C.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policies DM10 of the SADMP (2016).

10. Prior to the occupation of 20% of the dwellings hereby approved the landscaping scheme as shown on approved Drg no: C-1758-05a shall be implemented in full to the satisfaction in writing of the local planning authority. 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).