

# Public Document Pack

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

Date: 19 January 2022



**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 L Hodgkins
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, 18 JANUARY 2022** at **6.30 pm**.

Yours sincerely

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

Rebecca Owen  
Democratic Services Manager

## PLANNING COMMITTEE - 18 JANUARY 2022

### SUPPLEMENTARY AGENDA

#### 7. 21/01147/OUT - Land off Wood Lane, Higham on the Hill

Application for development of up to 61 dwellings, including a shop, open space, new access and associated works (outline-access only).

Late items received after preparation of the main agenda:

#### **Consultations:-**

NHS England have requested a contribution of £30,885.06.

Higham on the Hill Parish Council objections were summarised within the published committee report however they were reported as neighbour comments. For clarification their comments on the application were as follows:

1. Plans for access do not take into account of approximately 120 cars exiting onto a dangerous country lane.
2. More traffic onto Main Street is unacceptable
3. Visibility down Wood Lane is poor and increase in traffic will make it more hazardous
4. The development will compromise the safety of the Sustrans cycle route along Wood Lane
5. Loss of open countryside
6. Loss of Views
7. Urbanisation of a rural plot
8. Lack of infrastructure for existing residents
9. Increase carbon footprint

#### **Appraisal:-**

All of the above parish councils comments/objects have already been appraised within the original committee report.

#### *Healthcare Facilities*

- 1.2 The West Leicestershire CCG requests a contribution of £30,885.06 towards addressing the deficiencies in services in the closest surgery in Stoke Golding (Castle Mead Medical Centre). The practices are already experiencing capacity issues in relation to their premises and would need to make improvements to enable them to register new patients' resultant of this development. An increase of 148 patients from the proposal would significantly impact on patient demand in the area.

The provision of a Health Care contribution is required for compliance with Policy DM3 of the adopted SADMP. The requirement of funding for Health Care Provision at identified local GP Surgeries, addresses the impacts of the development on existing and future need of this vital infrastructure provision, helping to meet the overarching social objectives contained within the NPPF in achieving sustainable development, thus making the obligation necessary. The identified increase in patients would have a direct impact on the GP practises in Stoke Golding, as set out in the request, arising from the additional demand on services directly related to the

population generated from the development. The extent of the Health Care contribution is directly related in scale and kind to the development, the obligation is calculated using population projections applied to all developments of this typology.

- 1.3 The obligation sets out current capacity or otherwise of local services and how this proposal leads to direct impact, the developer is not obligated to provide contributions to address need in excess of that generated directly from the development, therefore the contribution fairly relates in scale and kinds to the development proposed.

**Recommendation:-**

**Grant planning permission** subject to:

- The completion within 6 months of this resolution a S106 agreement to secure the following obligations:
- Affordable housing at 40% with a split of 75% as social/affordable rented and 25% as intermediate tenure (shared ownership)
- Location connection requirement for the affordable housing for rent and cascade mechanism
- Maximum of 100 square metres of shop floorspace (Use Class Ea)
- Marketing Strategy for the shop (Use Class Ea)
- On-site open space requirement of 1,330sqm informal/casual play space and a 20 year maintenance cost (minimum of £14,364.00)
- Off-site equipped open space contribution of £39,951.83 towards HIG04 and a 10 year maintenance cost (minimum of £19,280.88)
- Off-site outdoor sports provision contribution of £21,198.72 towards site HIG04 and 10 year maintenance of £10,072.32
- On-site accessibility natural green space requirement of 2,440sqm along with a 20 year maintenance cost (minimum of £34,648.00)
- Civic Amenity contribution of £3,021 towards Barwell Household Waste Recycling Centre
- Library services contribution of £1,850.00 towards provision of additional resources at Hinckley Library, Lancaster Road, Hinckley
- Education contribution of £556,918.51 to be used to accommodate the capacity issues created by the proposed development by improving, remodelling or enhancing existing facilities at Higham-on-the-Hill Church of England Primary School (£335,914.80), Redmoor Academy (£182,156.44) and Hinckley Academy and John Cleveland Sixth Form Centre (£38,847.27)
- NHS Health care contribution (£30,885.06)
- Travel Packs (1 per dwelling)
- 6 month travel passes (2 per dwelling)
- Raised kerb provision at the nearest two bus stops (ID's 2032 & 2035) at a cost of £3,500.00 per stop (total of £7,000.00).
- 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 based on the terms agreed by the planning committee.

9. **21/01189/FUL - Land at rear of 8 Wykin Road, Hinckley**

Application for two dwellings

Late items received after preparation of the main agenda:

**Consultations:-**

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

- 1) The distance from the front of the proposed dwellings and the rear of the neighbouring bungalow is only 15.6 metres, which is less than the minimum recommended separation distance of 21 metres set out in the Good Design Guide SPD
- 2) The rear garden sizes appear to be well below the 60sq metres required for a two bedroom dwelling as set out in the Good Design Guide SPD
- 3) The proposal is in excess of what the garden of number 8 Wykin Road can handle, a more suitable design should be put forward with one fewer dwellings and some visual screening

**Appraisal:-**

The minimum measured separation distance between the front of the proposed dwellings and the rear of the neighbouring property at number 10 Wykin Road would be 16.5 metres. This is less than the minimum recommended 21 metres separation distance set out in the Good Design Guide SPD, however that distance is for principal windows that directly face each other. The windows to the neighbouring property at number 10 Wykin Road do not directly face the proposal.

The rear garden sizes are 60sq metres, this is the minimum amount required for two bedroom dwellings as set out in the Good Design Guide SPD. The garden sizes are therefore in compliance with policy.

**Recommendation:-**

The recommendation remains unchanged from that set out in the main agenda.

10. **21/00787/OUT - Land north east of Ashby Road, Markfield**

Application for residential development of up to 93 dwellings, public open space, landscaping and SuDS (outline-access only) (cross boundary application with Charnwood BC).

This item has been deferred to the following meeting.