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Chief Executive

Date: 02 August 2022



**Hinckley & Bosworth
Borough Council**

To: Members of the Planning Committee

Cllr MJ Crooks (Chairman)	Cllr A Furlong
Cllr E Hollick (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, 2 AUGUST 2022** at **6.30 pm**.

Yours sincerely

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

Rebecca Owen
Democratic Services Manager

PLANNING COMMITTEE - 2 AUGUST 2022

SUPPLEMENTARY AGENDA

7. 21/00502/OUT - LAND TO THE SOUTH WEST OF LUTTERWORTH ROAD, BURBAGE

Outline planning application for the erection of up to 80 residential dwellings (use class C3), open space provision and associated infrastructure, with all matters reserved except access.

Late items received after preparation of main agenda:

Consultations:-

Additional response received from Leicestershire County Council S106 requesting the following contributions:

- Revised Summary of Infrastructure Requirements:
 - Waste - Barwell RHWS - £3,962.40
 - Primary Education - Burbage Church of England Infant School and Burbage Junior School - £189,433.92
 - Post 16 Education Hinckley Academy and John Cleveland Sixth Form Centre - £51,023.28
 - Libraries - Burbage Library £2,422.08
- Total £246,841.68

The above request now includes a proposed contribution towards education where previously one was not identified by LCC.

The recommendation at 1.2 needs to include delegation of powers to deal with the S106, as is stated in Para 10.3;

Reference is made to 'Starter Homes', this should be changed to 'First Homes'; and

Include reference to the Burbage Neighbourhood Plan - Policy 1 of the NP which states that "residential development on land within or adjacent to the settlement boundary, as shown on Figure 2, page 19 will be supported, subject to complying with other development plan policy." The scheme is considered to be in accordance with the Neighbourhood Plan.

8. 21/01395/FUL - CHURCH FARM, WASHPIT LANE, BARLESTONE

Application for installation and operation of a renewable energy generating station comprising ground-mounted photovoltaic solar arrays and battery-based electricity storage containers together with substation, point of connection mast, switchgear container, inverter/transformer units, site access, internal access tracks, security measures, access gates, other ancillary infrastructure and landscaping and biodiversity enhancements.

Late items received after preparation of main agenda:

Since the publication of the committee report, a response has been received by the Highway Authority (Leicestershire County Council) following receipt of extra information from the applicant in connection with the site access points. The Highways Authority is satisfied with the additional information and subsequently raises no objection to the

proposed development subject to the inclusion of their recommended conditions and informatives on any forthcoming decision notice should members be minded to approve the application. Their response is appended to this late items paper.

Further objections received -

3 objections post publication of the Planning Committee report have been received that raise the following matters:

- Loss of agricultural land;
- Biodiversity impact;
- Use of brownfield land preferred

In addition an objection has been received from Nailstone Parish Council.

The points raised in the recent objections are considered to be sufficiently addressed in the Committee report.

In addition to those outlined in para 5.2 (page 31) of the Committee report, a further 13 objections and 94 representations of support have been counted by the Planning Admin team today which have not been included within the committee report. The points raised are already captured in paras 5.2 and 5.3 of the report, with all matters considered to be addressed in the report.

Planning Conditions:-

Amendment to Planning Condition:

17. No development approved by this planning permission shall take place until such time as infiltration testing has been carried out (or suitable evidence to preclude testing) to confirm or otherwise, the suitability of the site for the use of infiltration as a drainage element, has been submitted to and approved in writing by the Local Planning Authority.

Reason: To demonstrate that the site is suitable (or otherwise) for the use of infiltration techniques as part of the drainage strategy to accord with Policy DM7 of the adopted Site Allocations and Development Management Policies DPD and the NPPF.

Conditions 17 and 21 as per the committee report are duplicates and so the suggested wording above amalgamates the two.

Clarification:

Para. 6.3 states that LCC Archaeology object to the proposal. To clarify, LCC Archaeology do not object to the proposal, instead they recommend trial trenching to be pre-determination rather than pre-commencement as proposed through planning conditions outlined in the report.

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