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Hinckley & Bosworth
Borough Council

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

Date: 30 August 2022

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, 30 AUGUST 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 - 30 AUGUST 2022

SUPPLEMENTARY AGENDA

7. 21/01413/REM - LAND EAST OF ROSEWAY, STOKE GOLDING

Reserved matters application for the residential development of 65 dwellings with associated open space and children's play area. This reserved matters application is for the consideration of appearance, landscaping, layout and scale following the approval of outline permission 20/00779/OUT for the erection of up to 65 dwellings including public open space, landscaping and associated infrastructure (Outline – access only).

Late items received after publication of agenda:

Consultations:-

Further objections received:

2 additional objections have been received, raising the following:

1. The proposed development would be overbearing onto 18 Whitemoors Close as the size of the property immediately adjacent to the property has been enlarged and repositioned
2. Stoke Golding Parish Council and Ward Councillor have not been given due emphasis in the decision making process.
3. On the point of 'appropriate landscaping and design', neither is proposed in the latest site layouts to shield residents from the overshadowing nature of the development.
4. Proposed is a straight run of road East to West of the site running directly downhill to the west, terminating at the boundary of no.18 with a turning space, creating further problems with vehicle light pollution, noise, water cascading down this road.
5. Point 8.14 goes against any principles expressed by the developers, builders and HBBC about having a sympathetic approach towards and involving the local residents.
6. An increase of one drive width (2.5 metres), negated by the increase and repositioning of the house on Plot 65. The absence of a window does not cover the meaning of 'privacy'.
7. If the road layout means is not adopted, it will be left to a 'management company' to ensure it is maintained, and if, as was first proposed, permeable surfaces are used to reduce the risk of flooding, and these are not maintained correctly, it has been shown that their permeability is rendered inoperative, leading to runoff water heading west toward the Whitemoors Close boundary in uncontrolled volumes, no soil to partly absorb, just hard surfaces to run

over.

8. The various reports concerning geology, site topography and flood risk highlighted a possibility of flooding. With the changing climate conditions, the 1 in 1000 standard is long overdue for revision. Houses in Sherwood Road, Whitemoors Close and Roseway have continued to experience flooding over several decades.
9. Highway safety will be further impacted by the increase in vehicular movements through the village. Currently there are 1000 vehicle movements in and out of the village along Stoke Road between 8.00 and 9.00am, the vast majority being school traffic. As the village schools are already full, more schoolchildren will be transported to and from distant schools, creating further pressures and dangers, exacerbated by the fact that Stoke Road doesn't have a suitable footpath for walking or cycling, nor a provision for one to be created as part of 'planning gains' from this Roseway development.
10. Landscaping Plan - There is no planting proposed between the rear of the planned housing and the existing bungalows on Sherwood Road enabling a view down into our homes. Hedgehogs regularly use this access from the field into the gardens and onto Sherwood Road.

Revised Site Plan:

Revised site plan provided by the application which now includes the raised table on the primary access road, as per our conversations with the highways.



8. 21/01377/FUL - GREYHOUND INN, MAIN STREET, BOTCHESTON

Application for demolition of outbuilding, external staircase and single storey rear projection to Public House. Erection of two storey rear extension, conversion of part of Public House to form two residential dwellings. Reconfigured Public House with guest accommodation on first floor. Erection of two residential dwellings with associated access points to west of the Public House.

Late items received after publication of agenda:

Consultations:-

Further letter of support received:

1 additional letter of support received, raising the following:

1. The pub could well be developed into an "attraction" with all the parking, noise and disruption that goes with such a development and would be much more disruptive of residential amenities than the proposal.
2. The village as a whole has always supported this application providing development control issues, e.g. effect on neighbouring properties, were satisfied, and your officers have reported that they can be. This was the result of a village meeting which I attended and drafted the notes for.
3. Nobody can tell the future, and I and many others in the village accepted that if there were a public, legal document committing the applicant to a

reasonable period of giving the altered pub a chance to survive that would be a sensible way forward and probably the best chance the village has of retaining a village pub.

4. If change there must be, it is a benefit to the village to have a proposal to provide a small number of dwellings within the village envelope and allow the village to develop organically in a "planned piecemeal" way.
 5. The venture of providing rooms is welcome.
9. **22/00132/FUL - 14 JOHNS CLOSE, BURBAGE**

Application for planning permission for the demolition of a two storey detached property, and for the erection of one two-storey dwelling house with additional accommodation within the roof space at no.14 John's Close in Burbage

Late items received after publication of agenda:

Consultations:-

Further objection received:

1 additional objection has been received, raising the following:

1. The front wall is not being shown on the drawings but it is still in the description of the application.
2. The existing house is well proportioned and set well within the plot and is of attractive design. The proposed replacement is bulky, out of scale and character with the surroundings and is 3 storeys with a contrived and unattractive flat roof which will be visible in the street scene viewed obliquely.
3. The new house is still sited far too close to the side boundaries and looks cramped, especially the boundary with no. 13.
4. The cul de sac is predominantly of bungalows.

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