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Hinckley & Bosworth
Borough Council

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

Date: 17 January 2023

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, 17 JANUARY 2023** at **6.30 pm**.

Yours sincerely

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

Rebecca Owen
Democratic Services Manager

PLANNING COMMITTEE - 17 JANUARY 2023

SUPPLEMENTARY AGENDA

7. **22/00192/OUT - LAND OPPOSITE SPRING ACRE, LYCHGATE LANE, BURBAGE**

Application for proposed residential development of up to 85 dwellings alongside associated site infrastructure and open space (outline application – all matters reserved except for the means of access).

Late items received after preparation of main agenda:

Recommendation:-

- 1.1. Following the publication of the report condition 24 has since been amended. The amended condition reads as follows;

“No development shall take place (including ground works or vegetation clearance) until a Biodiversity Net Gain Plan (the Plan) has been submitted to and approved in writing by the Local Planning Authority. The Plan shall be based on the submitted Biodiversity Net Gain metric spreadsheet (Sam Weston 05/05/2022) and shall provide a net gain on the reported baseline habitat loss. The Plan shall include the following details:

- a) Location plan of the area(s) to be used for Biodiversity Net Gain;*
- b) Description of existing habitats on and off site;*
- c) Description of planned habitat creation/enhancement, including species;*
- d) Baseline habitat data used to inform metric;*
- e) Habitat creation/enhancement plans used to inform metric;*
- f) Timetable for implementation of habitat creation/enhancement;*
- g) Habitat management and monitoring plan including timetable for management routines and reviews, and strategy for any remedial measures, if and when required;*
- h) Mechanism for securing the implementation of the biodiversity off-setting and its maintenance/management for a period of 30 years in accordance with details approved in the Plan.*

The Plan shall be supported by up to-date Biodiversity Net Gain metric calculations for both the application site and the site for off-setting using the latest DEFRA version of the metric. The Plan shall be implemented in accordance with the approved details.”

- 1.2. No further late items have been received.

8. **22/00913/FUL - 26A NEWBOLD ROAD, BARLESTONE**

Application for two single storey dwellinghouses and a double garage to land south west of 26a Newbold Road with associated access and parking.

Late items received after preparation of agenda:

Recommendation:-

1.3. Following the publication of the report it is suggested that two additional planning conditions are required regarding removal of permitted development rights and external lighting. The two conditions are as following:

1. Notwithstanding the provisions of Article 3, Schedule 2, Part 1, Classes A, AA, B, C, D, and E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no enlargement, improvement or other alteration to the dwelling shall be carried out unless planning permission for such development has been granted by the Local Planning Authority.

Reason: To protect the character of the surrounding area and to safeguard the privacy and amenity of neighbouring dwellings from potential overlooking in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

2. The development hereby permitted shall not be first used until such time as the scheme provides details of external lighting for the development that has been submitted to, and approved in writing, by the Local Planning Authority. The information shall include a layout plan, which incorporates low-level lighting along the proposed driveway to serve the new dwellings; beam orientation; and a schedule of equipment proposed in the design (luminaire type, mounting height, aiming angles and luminaire profiles). The lighting shall be installed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation.

Reason: To protect the appearance of the area, the environment, and local residents from nuisance from artificial light in accordance with Policy DM7 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

1.4. No further late items have been received.

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