

**Planning Committee 28 May 2019
Report of the Interim Head of Planning**

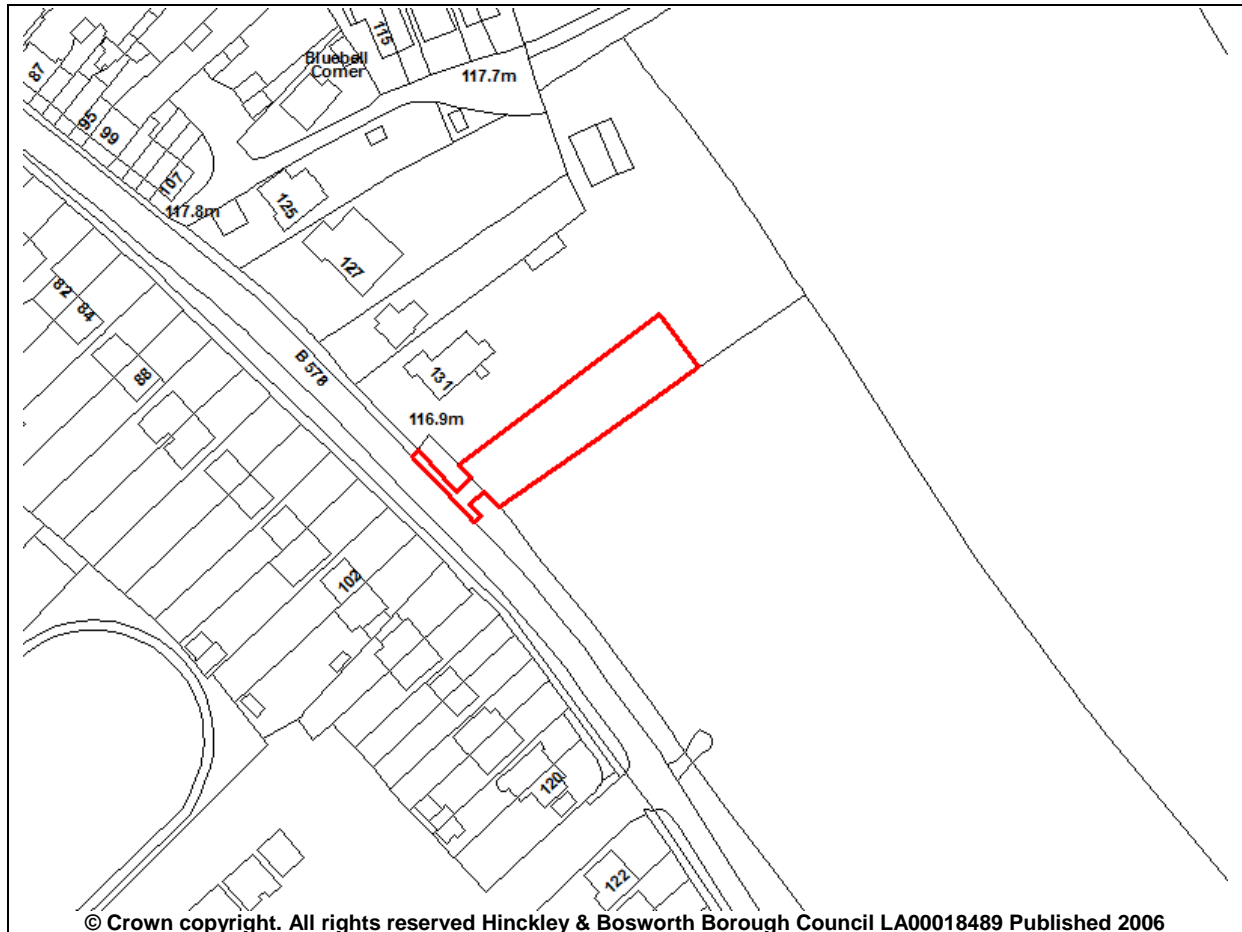
Planning Ref: 18/01278/FUL
Applicant: Mr Thomas Knapp
Ward: Burbage Sketchley & Stretton



Hinckley & Bosworth
Borough Council

Site: 131 Lutterworth Road Burbage

Proposal: Erection of detached dwelling and a new vehicular access



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1. This application was considered at a previous Planning Committee 19 March 2019 at which it was deferred by Members and was then withdrawn from the agenda of the Planning Committee on 23 April 2019 at the request of the applicant to enable re-consultation to be undertaken in respect of an amended site layout plan. The original report and accompanying late items are attached to this report as Appendix A and B.
2. This application seeks full planning permission for the erection of a five bedroom detached dwelling with integral garage and the formation of a new associated private vehicular access. The proposal seeks to substitute an approved dwelling (Plot 3 of extant planning permission 17/01124/FUL) and provide a new private vehicular access to this plot rather than the use of the previously approved shared access for all three dwelling plots. The proposal includes a short extension to the existing public footway.

3. The proposed dwelling would be approximately 9.3 metres in width, 17.6 metres in overall depth and two storeys in height (9.2 metre high ridge) with additional accommodation within the roof space. The proposed front elevation design includes traditional features to reflect the traditional designs of detached dwellings to the north west of the site and the other two approved and constructed plots. A 4 metre wide landscaping buffer is to be retained to the south east boundary of the site.
4. The minutes of the 19 March 2019 Planning Committee state for this application:
'Notwithstanding the officer recommendation that permission be granted subject to conditions, it was moved by Councillor Lynch and seconded by Councillor Wright that members be minded to refuse permission. Following further discussion this motion was withdrawn.
It was then moved by Councillor Wright and seconded by Councillor Lynch that the application be deferred to discuss the use of the existing access for the development with the applicant. Upon being put to the vote, the motion was CARRIED and it was
RESOLVED – *the application be deferred and brought back to a future meeting.'*
5. Following feedback received from members at Planning Committee and subsequent discussions, the applicant has submitted an amended site plan to seek the approval of a separate private drive to serve the proposed dwelling but to re-locate it towards a more central location to the individual plot frontage.
6. Re-consultation on the amended plan has been undertaken. Burbage Parish Council maintains its objection to the formation of more than one access to serve the three dwellings.
7. The amendment to the position of the access to a central point within the highway frontage of Plot 3 would have no significant adverse impact on highway safety subject to satisfactory visibility splays being provided which could be secured by a planning condition (condition 7). The proposal would therefore be in accordance with Policy DM17 of the adopted SADMP.
8. The proposed access would not be uncharacteristic of the area given that other properties in the vicinity benefit from similar separate vehicular access arrangements and would therefore be in accordance with Policy DM10 of the adopted SADMP.
9. The officer's recommendation to approve the application remains in line with the recommendations of the original report, subject to amended conditions to include the updated plan. The following conditions are amended to read:
 2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:- Site Location Plan, and Revised Plot 3 Floor Plans and Elevations Drawing No. 4461/3/03 rev E received by the local planning authority on 18 December 2018 and Site Layout & Landscaping Plan and Street Scene Drawing No. 4461/3/02 Rev K received by the local planning authority on 15 April 2019.

Reason: To ensure a satisfactory appearance and impact of the development to accord with Policies DM1 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

3. The ground levels of the site and finished floor levels of the dwelling hereby permitted shall be in accordance with the levels submitted on the Site Layout & Landscaping Plan and Street Scene Drawing No. 4461/3/02 Rev K received by the local planning authority on 15 April 2019.

Reason: To ensure that the development has a satisfactory appearance in the interests of visual amenity to accord with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

6. The development hereby permitted shall not be occupied until such time as a 2 metre wide hard surfaced pedestrian footway of approximately 15 metres in length, as indicated on Site Layout & Landscaping Plan and Street Scene Drawing No. 4461/3/02 Rev K received by the local planning authority on 15 April 2019, has been constructed from the proposed access to link with the existing footway which currently terminates after 131 Lutterworth Road Burbage on the development side of Lutterworth Road.

Reason: In the interests of pedestrian in accordance with Policy DM17 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

7. No part of the development hereby permitted shall be occupied until such time as vehicular visibility splays of 2.4 metres by 43 metres have been provided at the site access as indicated on Site Layout & Landscaping Plan and Street Scene Drawing No. 4461/3/02 Rev K received by the local planning authority on 15 April 2019. These shall thereafter be permanently maintained with nothing within those splays higher than 0.6 metres above the level of the adjacent footway/verge/highway.

Reason: To afford adequate visibility at the access to cater for the expected volume of traffic joining the existing highway network, in the interests of general highway safety, and in accordance with Policy DM17 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

8. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with the details submitted on Site Layout & Landscaping Plan and Street Scene Drawing No. 4461/3/02 Rev K received by the local planning authority on 15 April 2019. Thereafter the onsite parking provision shall be permanently so maintained at all times thereafter.

Reason: To ensure that adequate off-street parking and turning provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally (and to enable vehicles to enter and leave the site in a forward direction) in the interests of highway safety and in accordance with Policies DM17 and DM18 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

9. Prior to the first occupation of any of the dwellings hereby permitted the boundary fencing shown on Site Layout & Landscaping Plan and Street

Scene Drawing No. 4461/3/02 Rev K received by the local planning authority on 15 April 2019 shall be implemented in full and the boundaries permanently so maintained at all times thereafter.

Reason: To protect the privacy and amenity of neighbouring properties and the future occupiers of the site in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

10. The approved hard and soft landscaping scheme as shown on Site Layout & Landscaping Plan and Street Scene Drawing No. 4461/3/02 Rev K received by the local planning authority on 15 April 2019 shall be carried out in accordance with the approved details. The soft landscaping scheme shall be implemented in full during the first appropriate planting season following the date when the dwelling hereby permitted is first ready for occupation. The soft landscaping scheme shall thereafter 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.

Reason: To enhance the appearance of the development and ensure that the works are carried out within a reasonable time period and thereafter satisfactorily maintained in accordance with Policy DM4 and Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

APPENDIX A

Planning Committee 19 March 2019
Report of the Interim Head of Planning

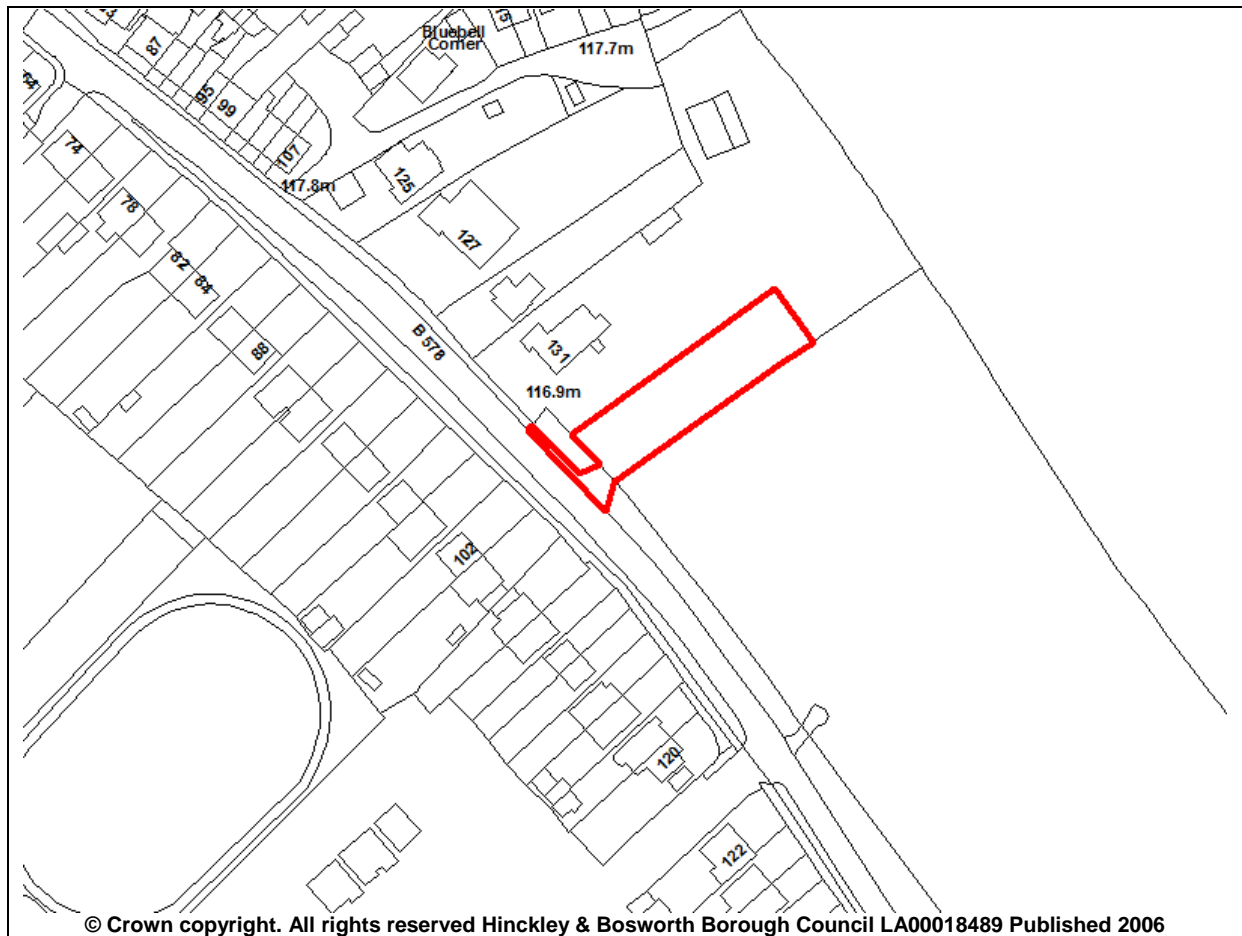
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Hinckley & Bosworth
Borough Council

Site: 131 Lutterworth Road Burbage

Proposal: Erection of detached dwelling and a new vehicular access



1. Recommendations

1.1. Grant planning permission subject to:

- Planning conditions outlined at the end of this report.

2. Planning Application Description

- 2.1. This application seeks full planning permission for the erection of a five bedroom detached dwelling with integral garage and the formation of a new associated private vehicular access. The proposal seeks to substitute an approved dwelling (Plot 3 of extant planning permission 17/01124/FUL) and provide a new private vehicular access to this plot rather than the use of the previously approved shared access for all three dwelling plots.

- 2.2. The proposed dwelling would be approximately 9.3 metres in width, 17.6 metres in overall depth and two storeys in height (9.2 metre high ridge) with additional accommodation within the roof space. The proposed front elevation design includes traditional features to reflect the traditional designs of detached dwellings to the north west of the site and the other two approved and constructed plots. A 4 metre wide landscaping buffer is to be retained to the south east boundary of the site.
- 2.3. A Design and Access Statement has been submitted to support the scheme
- 2.4. An amended plan has been submitted to seek to address issues raised by the Local Highway Authority in respect of the proposed access and to clarify the layout of the site in respect of hard and soft landscaped areas, including retention of a 4 metre wide landscaped buffer. Re-consultation has been undertaken.

3. Description of the Site and Surrounding Area

- 3.1. The application site measures approximately 815 square metres and is located at the end of a ribbon development of dwellings fronting onto the north east side of Lutterworth Road. A number of native species trees have recently been planted along the south east boundary of the site to replace some overgrown conifers previously removed. The rear boundary of the application site is currently open to a grassed paddock area to the north east of the site. Open countryside lies to the south east. There are two storey dwellings to the north west which have a variety of scale, design and traditional style and dwellings to the south west which are more uniform, traditional, hipped roof semi-detached two storey houses. A grassed verge currently lies between the application site and the public highway.

4. Relevant Planning History

15/00949/OUT	Subdivision of existing residential curtilage and erection of one dwelling (outline - all matters reserved)	Permitted	26.10.2015
17/00631/FUL	Demolition of existing dwelling and erection of 3 new dwellings with access and parking	Withdrawn	17.08.2017
17/01124/FUL	Demolition of existing dwelling and erection of 3 new dwellings and associated access	Permitted	21.12.2017
18/00953/FUL	Erection of detached dwelling and new vehicular access	Withdrawn	21.11.2018

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents. A site notice was also posted within the vicinity of the site.
- 5.2. As a result of public consultation, in addition to Burbage Parish Council, responses from four separate addresses have been received objecting to the application on the following grounds:-
- 1) The proposal would result in a reduction of the previously approved green buffer which would be detrimental in both visual and environmental terms as it would insufficiently screen three substantial dwellings on the entrance to the village and would represent a further loss of planting on an already denuded site;
 - 2) The new access is unnecessary and would provide another junction on an already very busy main Lutterworth Road;

- 3) The proposal if approved would provide potential future access to land at the rear and future potential development and expansion into the countryside close to a local Site of Special Scientific Interest.

6. Consultation

- 6.1. No objection has been received from:-

Environmental Health (Drainage)
Environmental Health (Pollution)

- 6.2. No objection subject to conditions has been received from:-

Leicestershire County Council (Highways)
Street Scene Services (Waste)

- 6.3. Burbage Parish Council object to the application on the following grounds:-

- 1) It seeks to introduce a second vehicular access contrary to previously approved arrangements;
- 2) It would result in a reduction of the previously approved green buffer which would be detrimental in both visual and environmental terms as it would not be sufficient to screen three substantial dwellings and would represent a further loss of planting on an already denuded site.

7. Policy

- 7.1. Core Strategy (2009)

- Policy 4: Development in Burbage
- Policy 19: Green Space and Play Provision

- 7.2. Site Allocations and Development Management Policies (SADMP) DPD (2016)

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM3: Infrastructure and Delivery
- Policy DM4: Safeguarding the Countryside and Settlement Separation
- Policy DM10: Development and Design
- Policy DM17: Highways and Transportation
- Policy DM18: Vehicle Parking Standards

- 7.3. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2019)
- Planning Practice Guidance (PPG)

- 7.4. Other relevant guidance

- Burbage Neighbourhood Plan (BNP) 2015 - 2026 (Pre-Submission Draft)
- Burbage Village Design Statement (BVDS)

8. Appraisal

- 8.1. The application site is part of a larger site that benefits from an extant planning permission (17/01124/FUL) for the erection of three dwellings, two of which have already been constructed. This application seeks to substitute the approved dwelling on plot 3 and provide it with its own private vehicular access. The principle of residential development of this sustainable site has already been established. Therefore, the key issues in respect of this application are:

- Design and impact upon the character of the surrounding area
- Impact upon neighbouring residential amenity
- Impact upon highway safety
- Infrastructure contributions

- Other issues

Design and impact upon the character of the area

- 8.2. Policy DM10 of the adopted SADMP seeks to ensure that development complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features and that the use and application of building materials respects the materials of existing adjoining/neighbouring buildings and the local area generally.
- 8.3. Whilst currently afforded only very limited weight given its pre-submission draft status, Policies 2 and 4 of the emerging BNP support residential proposals that do not cause adverse impacts on the character of the area, are within the continuity of existing frontage buildings, are comparable in layout, size, scale and design to neighbouring properties and retain important natural boundaries. Policy 3 of the emerging BNP seeks to restrict the size of new dwellings to the housing needs within the Parish.
- 8.4. Objections have been received on the grounds that the proposal would result in a reduction of the previously approved green buffer which would be detrimental in both visual and environmental terms as it would not be sufficient to screen site and would represent a further loss of planting on an already denuded site.
- 8.5. The application plot size is similar to those of the existing dwellings to the north west and remains as previously approved in terms of its width and depth other than the inclusion of a new access to Lutterworth Road. The proposed dwelling would be repositioned approximately 0.8 metres closer to plot 2 but retain an acceptable gap of 1.2 metres between side elevations and therefore would not adversely affect the detached character of dwellings on this side of Lutterworth Road or the street scene. The dwelling would have a similar building line (both front and rear) to the adjacent dwelling (Plot 2) and its footprint would respect the size of the plot. The proposed dwelling would be two storeys in height with discreet accommodation within the roof space, comparable to the neighbouring dwellings.
- 8.6. Other than being slightly narrower in width (by approximately 1 metre), the design of the front elevation is the same as that previously approved and includes traditional architectural features that would provide visual interest in the street scene and complement the design style of the two already constructed new dwellings and established detached dwellings further to the north west of the site. The external materials proposed are the same as previously approved, being Weinburger Kenilworth Antique facing bricks (and sill and header soldier courses) and Marley Duo concrete interlocking roof tiles (in grey) and would ensure a satisfactory visual appearance.
- 8.7. Contrary to objections received, the amended plan submitted confirms and makes clearer that the current proposal would retain a 4 metre wide planted landscaping buffer to the south east boundary of the site which would be satisfactory in terms of mitigating the visual impact of the scheme on the adjacent open countryside.
- 8.8. The proposed new vehicular access to provide a dedicated private drive to the proposed dwelling would be characteristic of the access arrangements to existing established dwellings to the north west and would not have any significant adverse impacts on the street scene. Whilst planting has been/would have to be removed to enable the formation of the new access and provide visibility splays, a condition to secure replacement/compensatory planting could be imposed to soften and enhance the appearance of the development if approved. Some replacement planting has already been carried out on the site.

- 8.9. By virtue of the layout, scale, design and landscaping proposed and the use of the approved external materials, to ensure a high quality development, the proposed scheme would complement the character of the surrounding area and would have only limited impact on the adjacent open countryside. The proposal would therefore be in accordance with Policy DM10 of the adopted SADMP.

Impact upon neighbouring residential amenity

- 8.10. Policy DM10 of the adopted SADMP and Policy 2 of the emerging BNP require that development would not have a significant adverse effect on the privacy or amenity of nearby residents and occupiers of adjacent buildings or the future occupiers of the site.
- 8.11. By virtue of its position to the side elevation of the adjacent dwelling on Plot 2, the proposal would not result in any significant adverse overbearing impacts or loss of privacy to the future occupiers. The proposed scheme would not result in any significant adverse impacts on the privacy or amenity of any other neighbouring properties by virtue of separation distances. The proposal would therefore be in accordance with Policy DM10 of the adopted SADMP.

Impact upon highway safety

- 8.12. Policy DM17 of the adopted SADMP supports development that would not have any significant adverse impacts on highway safety. Policy DM18 requires new development to provide an appropriate level of parking provision to serve the development proposed. Policy 5 of the emerging BNP requires two off-street parking spaces to be provided for each new dwelling, unless it is unachievable.
- 8.13. Objections have been received on the grounds that the new access is unnecessary and would provide another junction on an already very busy main Lutterworth Road.
- 8.14. The amended plan proposes a 4.8 metre wide vehicular access with dropped kerb vehicular cross over to Lutterworth Road and visibility splays of 2.4 metres x 43 metres visibility splays in accordance with adopted highway design guidance standards to serve a single dwelling for a road with 30 mph speed restrictions. The amended plan also indicates the provision of an extension to the existing pedestrian highway footway on the north east side of Lutterworth Road to link and serve the site as sought by the Highway Authority (subject to separate Highway Authority approval). A 2 metre x 2 metre pedestrian visibility splay would be provided to the north west side of the access connecting to the pedestrian footway. No pedestrian splay is necessary on the other side of the access as there is no footway, only a grass verge. The proposed layout includes a minimum of three off-street vehicle garage/parking spaces of appropriate dimensions to serve the 5 bedroom dwelling which would be in accordance with highway design guidance standards. Turning space is also provided within the layout on hardstanding to enable vehicles to enter and leave the site in a forward direction in the interest of highway safety.
- 8.15. Notwithstanding the objections received, Leicestershire County Council (Highways) has assessed the amended plan and is satisfied that safe and satisfactory access would be provided to the site and would meet highway design standards, that satisfactory off-street parking and turning would be available to serve the dwelling and therefore that the proposal would not result in any significant adverse impacts on highway safety. A number of standard conditions relating to access width, surfacing visibility splays, parking and turning and the implementation of an extended pedestrian footway are recommended. The conditions are considered to be reasonable and necessary in the interests of highway and pedestrian safety.

- 8.16. The proposal would provide adequate access and off-street parking and turning for the scale of development proposed and would not result in any significant adverse impacts on highway safety. The proposal would therefore be in accordance with Policies DM17 and DM18 of the adopted SADMP.

Infrastructure contributions

- 8.17. Policy DM3 of the adopted SADMP requires development to contribute towards the provision and maintenance of necessary infrastructure to mitigate the impact of additional development on community services and facilities. Policy 19 of the adopted Core Strategy seeks to address existing deficiencies in the quality, quantity and accessibility of green space and children's play provision within settlements. However, following amendments to national planning guidance, tariff style planning obligations should not be sought for developments of 10 units or less and which have a maximum combined gross floor space of no more than 1000 square metres. Therefore notwithstanding Policy DM3 of the adopted SADMP and Policy 19 of the adopted Core Strategy, no contribution has been pursued in this case.

Other issues

- 8.18. The site has satisfactory highway frontage to enable the presentation of refuse and recycling bins for collection therefore a condition to require the submission of details suggested by Street Scene Services (Waste) would not be necessary in this case.
- 8.19. Objections have been received on the grounds that there may be potential for use of the access to the land to the rear. However, this does not form part of the proposal and therefore is not material to the determination of this application.
- 8.20. Contrary to objections received, there is no Site of Special Scientific Interest close to the site and no 'Green Belt' in the Borough.

9. Equality Implications

- 9.1. Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-
- (1) A public authority must, in the exercise of its functions, have due regard to the need to:
- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 9.2. Officers have taken this into account and given due regard to this statutory duty in the consideration of this application. The Committee must also ensure the same when determining this planning application.
- 9.3. There are no known equality implications arising directly from this development.
- 9.4. The decision has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including General Data Protection Regulations (2018) and The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

10. Conclusion

- 10.1. Policy DM1 of the adopted SADMP provides a presumption in favour of sustainable development that accords with the policies in the Local Plan and where relevant in neighbourhood plans unless material considerations indicate otherwise. There is an extant planning permission for residential development of the site and it is located on the edge of a sustainable urban settlement with reasonable access to a range of services and facilities by sustainable transport modes.
- 10.2. By virtue of the proposed layout, scale, design and subject to the use of the approved external materials to ensure a satisfactory appearance, the scheme would complement the character and appearance of the surrounding area and would not result in any significant adverse impacts on the amenities of the occupiers of neighbouring properties or highway safety. Subject to the provision and subsequent retention of the 4 metre wide landscaped buffer to the south east boundary, the proposal would not result in any significant adverse impacts on the visual amenity of the adjacent countryside.
- 10.3. Notwithstanding the objections received, the proposal would be in accordance with Policy 4 of the adopted Core Strategy and Policies DM1, DM10, DM17 and DM18 of the adopted SADMP and is therefore recommended for approval subject to conditions.

11. Recommendation

11.1. Grant planning permission subject to:

- Planning conditions outlined at the end of this report.

11.2. Conditions and Reasons

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:- Site Location Plan, Site Layout & Landscaping Plan and Street Scene Drawing No. 4461/3/02 rev J received by the local planning authority on 25 February 2019 and Revised Plot 3 Floor Plans and Elevations Drawing No. 4461/3/03 rev E received by the local planning authority on 18 December 2018.

Reason: To ensure a satisfactory appearance and impact of the development to accord with Policies DM1 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

3. The ground levels of the site and finished floor levels of the dwelling hereby permitted shall be in accordance with the levels submitted on the Street Scene Drawing No. 4461/3/02 rev J received by the local planning authority on 25 February 2019.

Reason: To ensure that the development has a satisfactory appearance in the interests of visual amenity to accord with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

4. The materials to be used on the external elevations of the dwelling hereby permitted shall be in accordance with the following details:

- Weinburger Kenilworth Antique facing bricks (including sill and header soldier courses)
- Marley Duo concrete interlocking roof tiles (Grey)
- UpVC (Golden Oak) windows and doors

Reason: To ensure that the development has a satisfactory appearance in the interests of visual amenity to accord with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

5. Notwithstanding the submitted plans, the proposed access shall have a width of a minimum of 2.75 metres, a gradient of no more than 1:12 for a distance of at least 5 metres behind the highway boundary, shall be surfaced in a hard bound material and shall be delivered in a dropped kerb vehicular crossover arrangement with suitable drainage. The access once provided shall be so maintained at all times.

Reason: To ensure adequate access is available to serve the development in the interests of highway and pedestrian safety in accordance with Policy DM17 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

6. The development hereby permitted shall not be occupied until such time as a 2 metre wide hard surfaced pedestrian footway of approximately 15 metres in length, as indicated on Site Layout & Landscaping Plan and Street Scene Drawing No. 4461/3/02 rev J received by the local planning authority on 25 February 2019, has been constructed from the proposed access to link with the existing footway which currently terminates after 131 Lutterworth Road Burbage on the development side of Lutterworth Road.

Reason: In the interests of pedestrian in accordance with Policy DM17 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

7. No part of the development hereby permitted shall be occupied until such time as vehicular visibility splays of 2.4 metres by 43 metres have been provided at the site access as indicated on Site Layout & Landscaping Plan and Street Scene Drawing No. 4461/3/02 rev J received by the local planning authority on 25 February 2019. These shall thereafter be permanently maintained with nothing within those splays higher than 0.6 metres above the level of the adjacent footway/verge/highway.

Reason: To afford adequate visibility at the access to cater for the expected volume of traffic joining the existing highway network, in the interests of general highway safety, and in accordance with Policy DM17 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

8. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with the details submitted on Site Layout & Landscaping Plan and Street Scene Drawing No. 4461/3/02 rev J received by the local planning authority on 25 February 2019. Thereafter the onsite parking provision shall be permanently so maintained at all times thereafter.

Reason: To ensure that adequate off-street parking and turning provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally (and to enable vehicles to enter and leave the

site in a forward direction) in the interests of highway safety and in accordance with Policies DM17 and DM18 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

9. Prior to the first occupation of any of the dwellings hereby permitted the boundary fencing shown on Site Layout & Landscaping Plan and Street Scene Drawing No. 4461/3/02 Rev J received by the local planning authority on 25 February 2019 shall be implemented in full and the boundaries permanently so maintained at all times thereafter.

Reason: To protect the privacy and amenity of neighbouring properties and the future occupiers of the site in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

10. The approved hard and soft landscaping scheme as shown on Site Layout & Landscaping Plan and Street Scene Drawing No. 4461/3/02 rev J received by the local planning authority on 25 February 2019 shall be carried out in accordance with the approved details. The soft landscaping scheme shall be implemented in full during the first appropriate planting season following the date when the dwelling hereby permitted is first ready for occupation. The soft landscaping scheme shall thereafter 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.

Reason: To enhance the appearance of the development and ensure that the works are carried out within a reasonable time period and thereafter satisfactorily maintained in accordance with Policy DM4 and Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

11.3. Notes to Applicant

1. The approved development may require Building Regulations Approval, for further information please contact the Building Control team via e-mail at buildingcontrol@hinckley-bosworth.gov.uk or call 01455 238141.
2. Application forms to discharge conditions and further information can be found on the planning portal website www.planningportal.gov.uk
3. Planning Permission does not give you approval to work on the public highway. Therefore, prior to carrying out any works on the public highway you must ensure all necessary licences/permits/agreements are in place. For further information, please telephone 0116 305 0001. It is an offence under Section 148 and Section 151 of the Highways Act 1980 to deposit mud on the public highway and therefore you should take every effort to prevent this occurring.
4. Access drives, parking and turning areas, paths and patios should be constructed in a permeable paving system, with or without attenuation storage, depending upon ground strata permeability. On low-permeability sites, water dispersal may be augmented by piped land drains, installed in the foundations of the paving, discharging to an approved outlet. (See Environment Agency guidance on the permeable surfacing of front gardens).
5. The suitability of the ground strata for soakaway drainage should be ascertained by means of the test described in BRE Digest 365, and the

results approved by the Building Control Surveyor before development is commenced. The soakaway must be constructed either as a brick or concrete-lined perforated chamber with access for maintenance or, alternatively assembled from modular surface water storage/soakaway cell systems, incorporating silt traps. Design and construction of all types of soakaway will be subject to the approval of the Building Control Surveyor.

6. A scheme involving the delivery of a new crossing point and footway on Lutterworth Road, associated with planning application 15/01292/OUT, is currently going through the s278 technical process. This may have implications on the delivery of this development proposal. The Local Highway Authority would encourage the applicant to engage with Redrow Homes to ensure that sufficient safeguards are in place to avoid any abortive works by the parties involved.

APPENDIX B

ITEM 09

18/01278/FUL

Mr Thomas Knapp

Site:- 131 Lutterworth Road, Burbage, Hinckley, Leicestershire

Proposal:- Erection of detached dwelling and a new vehicular access

Consultations:-

In response to the submitted amended plan, Burbage Parish Council maintains their objection on the grounds that it seeks to alter a previously approved scheme, which benefitted from an expansion of the settlement boundary and which explicitly allowed for three properties to be accessed by one, single shared entrance/exit point. The current application shows a second vehicular access, contrary to the previously-agreed arrangements and they consider that more than one access point on to Lutterworth Road is not necessary to serve this proposed development.

The four separate objectors also repeat their previous objections as included in the main agenda report.

Appraisal:-

Notwithstanding the objections received, the green buffer planting strip along the south east boundary of the site is included on the submitted plan to screen and enhance the visual appearance of the development when approaching the village along Lutterworth Road. The Local Highway Authority do not object to the creation of a new separate access to serve the dwelling proposed on highway or pedestrian safety grounds subject to conditions. It is not unreasonable for a detached dwelling to have a separate point of vehicular access and this would not be uncharacteristic of access arrangements to existing established dwellings in the vicinity.

The recommendation to Planning Committee remains unchanged.