

Site:- Land South Of, Markfield Road, Ratby, Leicestershire

Proposal:- Proposed residential development for 90 dwelling units, new access off Markfield Road, locally equipped childrens play area, cycleway and footpaths and SUDS measures

Consultations:-

Final comments have been received from LCC Highways who do not object to the proposal subject to conditions.

A letter of objection has also been received from a local resident who raises issues about the safety of the proposed access onto this busy main road.

A letter has been received from the applicant's agent stating that they have no objections to the rewording of condition 1 to ensure that development commences on site in a timely manner. They also confirm that they agree with the pre-commencement conditions.

Appraisal:-

Highways

The local Highway Authority's advice is that, in its view, the impacts of the development on highway safety would not be unacceptable, and when considered cumulatively with other developments, the impacts on the road network would not be severe. Based on the information provided, the development therefore does not conflict with paragraph 109 of the National Planning Policy Framework (2019), subject to the conditions. They confirm that the road layout as submitted has been designed to an adoptable standard.

The committee report from paragraphs 8.45 - 8.59 assesses the impact of the proposal on the local road network.

Commencement of Development

The shortened period for commencement of development would boost the supply of housing in the Borough.

Recommendation:-

The recommendation does not change from that made in the Committee Report.

Amend conditions 1, 2, 18, 19, 20, 21, 22, 23, 24, 25 & 26 to read as follows:

1. The development hereby permitted shall be begun before the expiration of 18 months from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not be carried out otherwise in complete accordance with the submitted application details as follows:

Drgs No: C170 0198-P02 (Existing site plan) and House Types contained in the following Drgs No: C170 0200-P02; 0210-P02; 0220-P02; 0221-P02; 0222-P02; 0223-P02; 0230-P02; 0231-P02; 0232-P02; 0233-P02; 0234-P02; 0235-P02; 0236-P02; 0240-P02; 0241-P02; 0242-P02; 0250-P02; 0251-P02; 0252-P02; 0260-P02; 0261-P02; 0263-P02; 0280-P02; and 0281-P02 all received by the local planning authority on 15 May 2020.

House Types contained in the following Drgs No: C170-BRP-00-XX-DR-A-0262-P04; 0270-P04; 0271-P04 and 0282-P04 all received by the local planning authority on 4 June 2020.

Proposed Drainage Strategy Drg No: MRRD-BSP-ZZ-XX-DR-C-240 Rev P03 received on 3 August 2020.

Proposed Site Access Drg No: MRRL-D-0001-P05; Location Plan Drg No: C170-0199-P03; Green Infrastructure Area Drg No: C170-01030P06 and House Types in Drg No: C170-0230-P03; 0232-P03 and 0236-P03 all received on 31 August 2020.

Soft Landscaping Plan Drg No: DNS 01.3E; Proposed Site Plan Drg No: 0100-P16 Rev 16; Proposed Tenure Mix Drg No: C170-0104-P07 Rev 07; Proposed Refuse Strategy Drg No: C170-0105-P05 Rev 05; Boundary Treatment Plan Drg No: C170-0106-P05 Rev 05 and Proposed Tree Planting Drg No: C170-0107-P04 Rev 04 received on 21 October 2020.

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).

18. No dwelling hereby permitted shall be occupied until such time as the parking and turning facilities for that dwelling have been implemented in accordance with Drg No: C170-DR-A-0100 Rev 16. Thereafter the onsite parking provision shall be so maintained in perpetuity.

Reason: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally in the interests of highway safety and in accordance with Policy DM17 of the SADMP (2016).

19. Any dwellings that are served by private access drives including any turning spaces shall not be occupied until such time as the private access drive that serves those dwellings has been provided in accordance with Drg No: C170-DR-A-0100 Rev P16. The private access drives shall be surfaced with hard bound material (not loose aggregate) for a distance of at least 5 metres behind the highway boundary and once provided shall be so maintained in perpetuity.

Reason: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally in the interests of highway safety and in accordance with Policy DM17 of the SADMP (2016).

20. None of the dwellings hereby approved shall be occupied until full details of the play equipment, street furniture and boundary treatment around and within the locally equipped play area has been submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented in full prior to the occupation of the 70th dwelling on the site.

Reason: To ensure that the development has a satisfactory level of equipment provided which respects the National Forest in accordance with Policies DM4 and DM10 of the SADMP (2016).

21. The approved hard and soft landscaping scheme on Drg Nos: DNS 01.3C and C170-0106-P05 shall be completed prior to the occupation of the plot to which it relates. The non-residential landscaping areas shall be completed upon occupation of the 70th dwelling. The soft landscaping scheme shall 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 at which time shall be specified in writing by the Local Planning Authority.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policies DM4 and DM10 of the Site Allocations and Development Management Policies DPD (2016).

22. No development above foundation level shall commence on site until representative samples of the types and colours of materials to be used on the external elevations of the dwellings including the porches hereby permitted have been deposited with and approved in writing by the local planning authority. The scheme shall be implemented in accordance with those approved materials.

Reason: To ensure that the development has a satisfactory appearance in the interests of visual amenity in accordance with Policy DM10 of the SADMP (2016).

23. Notwithstanding the provisions of Part 2 of Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) no vehicular access gates, barriers, bollards, chains or other such obstructions shall be erected within a distance of 5 metres of the highway boundary.

Reason: To enable a vehicle to stand clear of the highway in order to protect the free and safe passage of traffic including pedestrians in the public highway in accordance with Policy DM17 of the SADMP (2016).

24. Each dwelling with a private vehicular access hereby permitted shall not be occupied until such time as 1.0 metre by 1.0 metre pedestrian visibility splays has been provided on the highway boundary on both sides of the access with nothing within those splays higher than 0.6 metres above the level of the adjacent footway/verge/highway, and once provided, shall be so maintained in perpetuity.

Reason: In the interests of pedestrian safety and in accordance with Policy DM17 of the SADMP (2016).

25. The development shall be carried out in full accordance with the recommendations specified in the Ecological Appraisal and Protected Species Survey dated March 2020.

Reason: In order to protect the protected wildlife species and their habitats that are known to exist on site to accord with Policy DM6 of the Site Allocations and Development Management Policies Development Plan Document (2016).

26. The bin storage areas as approved on Drg No: C170-0105-P05 Rev 05 shall be completed prior to the occupation of the plot to which they relate and all residents shall be provided with a 'Waste Minimisation and Recycling Pack'. The details of this Pack shall be first agreed in writing by the Local Planning Authority (in consultation with Leicestershire County Council) and shall provide information to residents about sustainable waste management behaviours. As a minimum, the Pack shall contain the following:

- Measures to prevent waste generation
- Information on local services in relation to the reuse of domestic items
- Information on home composting, incentivising the use of a compost bin and/or food waste digester
- Household Waste Recycling Centre location, opening hours and facilities available
- Collection days for recycling services
- Information on items that can be recycled

Reason: In accordance with the National Planning Policy for Waste (2014).