

UPDATE SHEET

PLANNING COMMITTEE – 03 October 2017

To be read in conjunction with the
Head of Planning and Regeneration's Report (and Agenda)

This list sets out: -

- (a) Additional information received after the publication of the main reports;
- (b) Amendments to Conditions;
- (c) Changes to Recommendations

MAIN REPORT

A1	16/01187/VCIM	Carrying out of residential development of up to 800 dwellings with associated highway works, including demolition of existing buildings, drainage infrastructure, formation of two new accesses onto Grange Road, a local centre (comprising uses within classes A1-A5, B1, C2, C3 and D1 of the Use Classes Order), new primary school, public open space, play areas and landscaping (outline - all matters (other than part access) reserved) approved under planning permission ref. 13/00415/VCUM without complying with Condition nos. 1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 15, 16, 19, 20, 27, 28, 30, 31, 32, 33, 34, 35, 36 and 38 Land at Lower Bardon, Grange Road, Hugglescote
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Additional Correspondence

A letter has been received from Councillor Legrys requesting that the application be deferred and raising the following concerns:

- Report is poorly written and lacks the detail and forensic detail needed to advise a change in conditions;
- Application should be scrutinised away from a decision-making meeting such as the Local Plan Advisory Committee;
- Condition to reduce Affordable Housing element will be a departure from the emerging Local Plan and

- Deletion of the condition to restrict dwelling occupation until the “punch through” road is provided will not provide a guarantee of developer funding for the project;
- Deletion of the condition to provide a new bus service from Coalville to Leicester via the development will not provide new residents with the choice to use public transport; and
- Deletion of the condition to provide off road foot and cycleway to existing development fails to support the Council’s commitment to public health.

Officer Comments

In respect of the above points, officers would comment as follows:

- The application is accompanied by a viability assessment which is available to view by elected members on a confidential basis;
- Planning applications must be considered in accordance the provisions of the Constitution of the Council, which requires applications to be determined by Planning Committee;
- Whilst the adopted *“Priorities for Developer Financial Contributions for infrastructure provision relating to Major Residential Development Proposals in and around Coalville”* policy, also needs to be taken into account as a material consideration, the emerging Local Plan policy on affordable housing (Policy H4) sets the requirement as 20%, but states that, in agreeing the provision of affordable housing, account will be taken of financial viability;
- It is accepted that the deletion of the existing condition would not guarantee the provision of the “punch-through”, but it is also noted that the existing condition does not either, and the applicant’s proposals would secure additional funds that can be combined with other similar funding to make delivery possible;
- The applicant proposes making increased Section 106 / Section 278 contributions so as to enable the County Council to make the Coalville to Leicester bus service improvements; and
- There are no significant changes proposed to Condition 33 (relating to pedestrian and cycle improvements) other than minor rewording to reflect the fact that the development has now commenced.

Additional Comments on Behalf of the Local Highway Authority

The Local Planning Authority has been copied in on an e-mail from Leicestershire County Council’s Interim Director of Transport to Councillor Wyatt (in his capacity as the County Council ward member) confirming the Local Highway Authority’s position on the application, and reiterating the comments already provided in the County Highway Authority response.

NO CHANGE TO RECOMMENDATION