

UPDATE SHEET

PLANNING COMMITTEE – 07 November 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	17/01159/FUL	Erection of extension (B2 and B8 use) to existing building (B1, B2 and B8 use) MIES International, Unit C, Norman Court, Ashby de la Zouch
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Additional Consultee Responses

Severn Trent Water has no objections

Additional Representations

One further representation has been received on behalf of one of the objectors, making the following points:

- No reference in the main report to a Development Brief previously adopted by the District Council in respect of the site;
- Development would be contrary to the Development Brief, and in particular its requirements that (i) development is of a suitable design and appearance which respects the character of its surroundings, (ii) the location, layout and design of development should have regard to a visual envelope assessment undertaken at that time in order to minimise the visual impact of development, and (iii) proposals should be of a scale and design so as to effectively assimilate structures into their surroundings, with developers considering using design features in order to break up large structures and relate them to the human scale and to adjacent development;
- Previous developments on the site have all had due regard to the Development Brief; the current proposals do not meet its requirements and are inappropriate;

- Due and proper weight must be given to the visual amenity impacts upon the neighbouring occupiers and visitors to the business park;
- The extension would result in the building line of Unit C being almost the same width as the existing building and for nearly half of its length;
- The scale of the extension would fill one half of the open space on the east side of Unit C and extend the building to the road side whereas other development does not touch or get near to the road, with the space having purposefully been kept clear of buildings to achieve to a good balance ratio of openness;
- The extension would result in a very prominent building becoming over-dominant, resulting in a less attractive frontage to the unit, the street scene and the business park; and
- The extension would destroy the open feel of the business park

Officer Comment

Assessment of the principal design issues is included within the main report. Insofar as the objectors' reference to the Development Brief is concerned, this relates to a document adopted as Supplementary Planning Guidance (SPG) by the District Council in 2002 intended to guide the development of the site (now the Ivanhoe Business Park) which, at that time, was proposed to be allocated for employment development within the then emerging North West Leicestershire Local Plan.

The Development Brief set out a range of principles to be followed in developing the site including (in respect of design) those relating to the business park's visual impact from the surrounding landscape, National Forest planting, scale of buildings on the site in relation to nearby development and materials; given the fairly general scope of the design-related elements of the brief, it is not agreed that the proposed extension would fall foul of any specific design principles set out within it.

Regardless, however, it is considered that the intention of the brief was to guide the initial development of the allocated site; the business park has now, for the most part, been built out, and the current application relates to an extension to an existing unit. Given this (and the age of the brief), it is considered that only very limited weight (if any) ought to be attached to the brief as a material consideration.

NO CHANGE TO RECOMMENDATION

A2	17/01133/FUL	Sub-division of residential plot, and erection of one dwelling.
		9 Grange Close, Ashby de la Zouch.

Representations

One further letter of representation has been received, this raises the following concerns:-

Grange Close is not able to accommodate additional traffic, which has occurred as result of the increased number of housing developments within the locality and was originally intended to serve only Grange Close.

Children play on Grange Close and the increased number of cars could result in further conflicts. Additional parking congestion is caused as a result of parents parking their cars on the close twice a day.

The site is untidy and appears too small to accommodate a detached property.

Surrounding properties have been surveyed and there is some suggestion of structural issues and also that there was a sink hole detected in the garden of one of the adjacent dwellings. There is also concern that the houses on Grange Close have not been underpinned.

Appraisal

The highway related concerns have already been addressed in detail within the main report. The additional vehicle movements as a result of the development proposed would not result in a materially significant increase in such movements and there is adequate off road parking proposed to serve the dwelling. The Highway Authority raise no objections to the proposal.

The site has been appraised and is considered capable of accommodating the development proposed.

Construction related issues, including whether or not there are structural implications associated with a development, do not constitute a material planning considerations. Such are subject to separate legislation which need to be satisfied prior to, or during the construction phase.

NO CHANGE TO RECOMMENDATION