

UPDATE SHEET

PLANNING COMMITTEE – 8 March 2022

**To be read in conjunction with the
Report of the Head of Planning and Infrastructure to Planning
Committee**

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

**A1 21/00596/FULM Erection of 77 dwellings with associated works.
Wolsey Road, Coalville.**

Additional Information

Position on Highway Safety

A revised consultation response has been received by the County Highways Authority (CHA) which now advises that they have no objections to the application subject to the imposition of conditions and securing of relevant financial contributions.

Although there are some minor issues with the internal layout, in relation to it being adopted by the CHA, such issues are not insurmountable and could be further addressed by the applicant should they wish for the internal layout to be adopted. However, the CHA preferences on what they would wish to adopt is not considered directly relevant to the planning merits of the case.

The applicant has also confirmed that they would indemnify the District Council against any damage caused to any unadopted highway as a result of the District Council's waste vehicles entering the site in order to collect waste receptacles. Such indemnification would be secured in the Section 106 agreement.

The revised comments of the CHA also indicate that an additional contribution of £7,500.00 will be sought towards the provision of a Traffic Regulation Order (TRO) on Wolsey Road so as to facilitate the provision of waiting restrictions in the vicinity of the site access. The applicant has advised that they are willing to pay this additional contribution and it would be secured in the Section 106 agreement.

Position on Ecology (Bats)

Following the publication of the Planning Committee agenda the applicant has completed an endoscope bat survey which was undertaken on the 4th March 2022 so as to address comments raised by the County Council Ecologist.

This endoscope survey is the process of being submitted to the District Council and once received re-consultation will be undertaken with the County Council Ecologist.

It is, however, noted that the applicant's ecologist has outlined that the conclusions of the endoscope bat survey are that there was no evidence of bats within the building surveyed, being that within the north-eastern site corner at the junction of Wolsey Road with Baker Street.

Matters Raised by Members at the Technical Briefing

At the technical briefing on Wednesday 2nd March 2022 the following matters were raised, and which are commented on as follows:

Plan Annotation

It was requested that the site layout plan be updated to make it clear that the 'blue' annotation in the western part of the site was a sewer easement. The site layout plan has now been updated to include this annotation for the avoidance of doubt.

Existing Trees to District Council's Waste Depot Site and County Council Household Waste Site on Linden Way

The amended site layout plan has been updated to indicate the presence of trees to the south-western site boundaries of both the District Council's Waste Depot Site and County Council Household Waste Site. These would not be impacted on by the proposed development given that they are outside of the application site and consequently are not in the control of the applicant.

It is considered that the retention of these trees will offer some screening of the activities undertaken on these sites with the boundaries to the plots which are shared with the Waste Depot and Household Waste Site being provided with 3 metre high acoustic fencing as part of the noise mitigation scheme. The amended layout plan also indicates that additional tree planting would be undertaken to the north-eastern site boundary so as to provide additional screening and such tree planting would be secured via the landscaping condition.

Linear Nature of Housing on Southern Side of Main Spine Road

The properties on the southern side of the main spine road were arranged so that plots 5 to 8, 13 to 14 and 19 to 20 were set further back from the highway than plots 9 to 12 and 15 to 18 so as to ensure that the street was not linear. This being as requested by the Council's Urban Designer. It is, however, appreciated that this may not have been obvious due to the scale of the site layout plan.

The applicant was requested to review whether the set back of plots 5 to 8, 13 to 14 and 19 to 20 could be increased and the amended layout plan has subsequently set these plots further back by an additional 0.5 metres. It is therefore considered that this would be sufficient in ensuring that the plots on the southern side of the main spine road do not appear linear in nature.

Officer Comment

On the basis that the County Highways Authority (CHA) have no objections to the application, subject to the imposition of conditions and securing of relevant contributions, it is considered that this has addressed one of the outstanding matters.

Whilst a revised consultation response is awaited from the County Council Ecologist it is considered that on the basis that the endoscope bat survey was negative in terms of the presence of bats, it is unlikely that there would be a reason for the County Ecologist to now object to the application.

Conclusion

Subject to the County Council Ecologist confirming that they have no objections to the application it is considered that the scheme remains to be recommended for approval.

RECOMMENDATION – NO CHANGE TO RECOMMENDATION WITH THE EXCEPTION THAT REFERENCE TO NO CONTRARY OBSERVATIONS FROM THE COUNTY HIGHWAY AUTHORITY CAN NOW BE REMOVED.

A2

21/00755/FUL

Demolition of one dwelling and removal of parking area for former Queensway House and erection of 6no. dwellings

Queens Street Measham Swadlincote DE12 7JF

Amended Plans

Amended plans have been received to alter some design details for the proposed new dwellings. These amendments include changes to roof pitches, eaves, window details and chimneys. It is considered that the latest plans have satisfactorily addressed the Urban Designer's comments on the scheme.

Additional Consultee Response:

The Council's Environmental Protection Officer has no objections to the application.

Additional Third Party Representations:

One further representation has been received, from a member of the public, objecting on the following grounds:

- Highways safety / past incidents.
- Concerns regarding cars clashing between the parking for plot 6 and No.2 Queens Street.
- The previous drive for Queensway House was only used for emergency vehicles.
- Can the driveway be relocated.
- Past damage to No.2 Queens Street caused by cars.

Additional Comments

In respect of the additional neighbour representation further advice has been sought from Leicestershire County Council Highways and they still maintain no objections to the application on highway safety grounds.

During the course of the application various amendments have been made to the scheme and this included improvements to parking arrangements and access points for the site, in accordance with advice from the County Highway Authority. There are limited options for the relocation of parking for Plot 6 due to other constraints on the site such as levels, design and impacts on the appearance of the conservation area.

NO CHANGE TO RECOMMENDATION