

UPDATE SHEET

PLANNING COMMITTEE – 2nd August 2022

**To be read in conjunction with the
Head of Planning and Infrastructure'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**

A1

22/00126/OUT

Erection of three dwellings (Outline – access and layout only)

Land To The Rear Of 68 And 70 Fairfield Road
Hugglescote LE67 2HG

Additional Representations

NWLDC Waste Services Officer - Raises no objection to the proposed bin collection point on the basis that it would be suitably positioned for the Council's waste operatives to service on foot.

No further third-party representations have been received.

Other Matters

Loss of on-street parking

With regard to the loss of on-street parking, officers advise that the existing access to the site is already in situ and therefore no loss on on-street parking would arise in relation to this element of the scheme given that vehicles are not able to park on the road in front of this existing access point at present.

In relation to the changes to off-street parking provision associated with numbers 68 and 70 Fairfield Road, two off-road spaces are already in situ to the front of number 70 and therefore there would be no loss of on-street or off-street parking arising from this element of the scheme.

The application proposes two off-road parking spaces to the front of number 68 which is a dwelling which currently features no off-road parking to the front of the property. Whilst one vehicle could no longer park on road in front of number 60's front garden area, the scheme would accommodate a further two off-street parking spaces for number 68, therefore the scheme does not result in the loss of on-street parking in the area and officers advise that the application could not be resisted on this basis.

Land stability

With regard to the comments received in relation to the stability of the land on site, officers have liaised with the Council's Building Control Team who have advised that if poor ground conditions are identified for a new build, the applicant should engage with an engineer to design a foundation suitable for the conditions. This design should be given to the building control provider in support of their application and to ensure the designed solution is implemented on-site. The Council's Building Control Team have confirmed that it is the responsibility of the applicant to comply with the building regulations.

Boundary treatments

In relation to boundary treatments and the privacy impacts arising from any boundary treatment scheme implemented, officers advise that boundary treatments, to include their heights, design and positioning, can be dealt with as part of a reserved matters application to ensure that a suitable degree of privacy for the proposed properties and surrounding neighbouring properties is secured.

Width of access and access for emergency vehicles

Officers have liaised with the Senior Transport Planner at Leicestershire County Highway Authority who has confirmed that the width of the access, to include the widths where the access narrows between numbers 68 and 70 Fairfield Road, would be wide enough to accommodate the vehicular movements associated with the development proposed.

The Senior Transport Planner has also confirmed, as set out within the County Highway Authority's consultation response dated 9th February 2022, that the proposed layout and access arrangements would be suitable to accommodate access and turning for a fire tender and that whilst the vehicle specification used to carry out the submitted swept path analysis may differ from those used within Leicestershire, the County Highway Authority are satisfied that the access width of 3.7 metres (minimum) would allow for such a vehicle to enter and exist the site in a forward direction.

Condition of the road surfacing

Officers advise that a planning condition has been recommended to be attached to any planning permission granted which would ensure that the access drive and any turning space would be surfaced with tarmac or similar hardbound material (not loose aggregate) for a distance of at least 5 metres behind the highway boundary in the interests of highway safety.

Officers also advise that additional hard landscaping to cover the remainder of the site would be addressed at the reserved matters stage when landscaping is sought for approval.

Visibility splays

Officers have liaised with the Senior Transport Planner at Leicestershire County Highway Authority who has confirmed that the vehicular visibility splays do not take into account parked cars which may be parked within the achievable splay. However, the Highway Authority has confirmed that this is generally acceptable in a built-up urban area for a private driveway.

The Transport Planner has stated that paragraph 10.7.1 of Manual for Streets 2 (MfS2) states that, 'Parking in visibility splays in built-up areas is quite common, yet it does not appear to create significant problems in practice'.

On the basis of the above, the County Highway Authority would be unable to sustain a reason for refusal on the basis of the potential for on-street parking to take place within the achievable visibility splays.

RECOMMENDATION – ADD CONDITION

- 8 Bin collection point

A2 **22/00311/FUL** **Proposed front and rear extensions, raising of existing eaves and ridge height. Single storey rear extension, new garage with studio over, new dormer windows to front and rear of property**
2 The Toft Mill Lane Belton LE12 9UL

Additional Representations

None received

NO CHANGE TO RECOMMENDATION