

UPDATE SHEET

PLANNING COMMITTEE – 04 October 2016

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 preparation of the main reports;
- (b) Amendments to Conditions;
- (c) Changes to Recommendations

MAIN REPORT

- A1 16/00966/PDNATR Prior approval notification for the change of use, demolition and external alterations of an existing agricultural building to form 1 no. dwelling
Clock Mill, Swepestone Road, Measham**

This application has been voided and has therefore been removed from the agenda.

- A2 15/00966/VCUM Variation of condition 2 to 13/00183/FULM to amend house and garage types in addition to landscaping, boundary treatments and levels
Land Off Measham Road, Moira**

Additional Information Received:

A further response has been received from the LLFA indicating that the surface water flood risk will be managed through the agreed surface water drainage system (yet to be constructed). The groundwater emergence that has been experienced on site within the highway construction, is being managed by LCC within the road adoption and highway design roles and a land drainage system has been agreed to mitigate the groundwater flood risk and manage the flows appropriately in this location. No other groundwater flows have been identified as such no additional mitigation measures to protect other areas of the site have been required. The LLFA consider that the construction of a boundary fence of this form is unlikely to make any difference to flood risk on or off site.

The LLFA also state that the originally permitted development could be constructed irrespective of the variation, as such to refuse the application where finished floor levels are being raised of flood grounds would not be a viable at appeal.

An additional response has been received from the EA indicating that the proposed fencing and gravel board would have neither a negative or positive impact on the effectiveness of the approved SuDS scheme. The EA remain of the view that once the development is complete the implemented approved SuDS scheme will fulfil its function to ensure that surface water run-off from the developed site would not exceed that from the previous undeveloped site.

Further correspondence has been received from surrounding residents regarding flooding and drainage.

Officer comment:

The responses from the LLFA and the EA state that they remain of the view that the proposal is acceptable in planning terms. Once the development is complete the implemented approved SuDS scheme will ensure that surface water run-off from the developed site would not exceed that from the previous undeveloped site.

The additional correspondence received from surrounding residents does not raise any new issues which are not already addressed in the Committee Report or by the further responses received by the LLFA and EA which are reported on this update sheet.

RECOMMENDATION: No change to recommendation.

A4 16/00414/OUTM Demolition of existing buildings and erection of up to 20 dwellings (outline - details of part access included)
Workspace 17, Highfield Street, Coalville

Officer comment:

The scheme will include for the demolition of a number of buildings in a predominantly residential area which has the potential to cause disturbance to surrounding amenity. Therefore, it is considered necessary in this instance to include a condition requiring further information to be submitted and agreed under a demolition construction management plan. The applicants are agreeable to such a condition.

RECOMMENDATION: Add the following condition:

14 No development shall commence on site until such time as a demolition and construction management plan has been submitted to and agreed in writing with the Local Planning Department. The scheme shall be carried out in accordance with the agreed details.

Reason – In the interests of residential amenity.

A5 16/00415/OUTM Demolition of existing buildings and erection of up to 18 dwellings and retail convenience store (A1) (outline - details of part access included).
Workspace 17, Highfield Street, Coalville

Officer comment:

The scheme will include for the demolition of a number of buildings in a predominantly residential area which has the potential to cause disturbance to surrounding amenity. Therefore, it is considered necessary in this instance to include a condition requiring further information to be submitted and agreed under a demolition construction management plan. The applicants are agreeable to such a condition.

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