

## **UPDATE SHEET**

### **PLANNING COMMITTEE – 08 January 2019**

**To be read in conjunction with the  
Report of the Planning and Development Team Manager to  
Planning Committee**

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

**A1      18/01973/FULM      Butt Lane, Blackfordby, Leicestershire**

**Additional information received:**

Leicestershire County Council Lead Local Flood Authority (LLFA) have now responded and raise no objections subject to the inclusion of relevant conditions and notes to applicant.

**Officer comment:**

Additional conditions in relation to drainage are now recommended following the comments from the LLFA.

**RECOMMENDATION:      PERMIT, subject to a legal agreement and the following additional conditions:**

- 19. surface water drainage scheme
- 20. surface water drainage scheme during construction
- 21. infiltration testing

**A2        18/01599/OUTM        Erection of 9 dwellings including associated access and parking arrangements (outline – means of access and layout for approval).**  
115 Station Road, Hugglescote, Coalville.

**Additional information received:**

Since the publication of the Planning Committee report comments have been received from the County Council Archaeologist who has specified that the ponds to the west of the application site date from the 17<sup>th</sup> Century and relate to the nearby Hugglescote Manor House. Whilst not having any objections to the development the County Council Archaeologist recommends that conditions are imposed to secure an appropriate means of archaeological mitigation.

Additional comments have also been received from a member of the public on behalf of Hugglescote and Donington Le Heath Parish Council which outline that whilst they are pleased with the relocation of the houses, albeit other concerns still exist as outlined in the Representations section of the Committee report, they would request that consideration be given to imposing a condition which prevents any excavation to the ponds and their adjacent areas given their archaeological potential.

The full contents of the additional correspondence received is available for viewing on the public file.

**Officer comment:**

Whilst acknowledging the comments of the County Council Archaeologist and member of the public it is noted that the extant outline consent is not subject to conditions which require archaeological mitigation and in addition, the ponds lie outside the application site (being defined by the red line on the site location plan) where no development is proposed. On this basis, officers consider that it would be unreasonable to impose conditions on any outline permission granted in connection with this application given that the development would have no greater impacts to features of archaeological significance than that which could already be carried out.

Although it is not recommended to impose a condition requiring archaeological mitigation, a note to the applicant would make it explicitly clear that development is only to occur within the application site as well as making them aware of the archaeological significance of the ponds.

Whilst revised comments of the Lead Local Flood Authority (LLFA) are awaited it is considered that in the circumstances that the site is within Flood Zone 1, as well as in an area not impacted on by surface water flooding, there appears no reason as to why the LLFA would object to the development being progressed particularly in light of the extant outline consent which was conditioned so as to require the surface water drainage scheme to be submitted for approval. As such, should it be resolved that the application be permitted a decision would not be issued until such time as the LLFA have provided their final advice with any suggested conditions being imposed on any permission granted.

**RECOMMENDATION: No change to recommendation.**

**A3            18/02002/OUT            Conversion and extension of existing building to one residential dwelling  
33-35 High Street, Packington**

**Additional Information Received:**

Concerns have been raised regarding impacts on a nearby garden pond, which is not referred to in the ecology survey. The pond is located within the garden to No. 29 High Street, approximately 2.5 metres north of the building proposed to be converted. The owner of the pond advises it has a diameter of around 2.5 metres and is home to frogs, newts and water snails, with toads living in the garden; this information has been sent onto the County Ecologist.

The County Ecologist advises that the pond is quite small in size and is unlikely to contain great crested newts, given its location in the centre of the village, with no corridor links to other ponds outside the village, and it is therefore ecologically isolated. The County Ecologist also advises that minor shading to the pond could occur but this is unlikely given the size of the building, and that she cannot see anyway which the pond would be affected.

**Officer Comments:**

Given the County Ecologist's comments above, that the pond is located next to the existing building, which would not increase in height, and that the extension to the building would be small in size, it is considered that there would not be an adverse impact on the pond. As such important habitats and protected species would not be adversely affected by the proposal and the proposal complies with the Habitats Regulations 2017 and Local Plan Policy EN1.

**RECOMMENDATION: NO CHANGE TO RECOMMENDATION**