

UPDATE SHEET

PLANNING COMMITTEE – 12 February 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 18/01764/FULM Employment development including the erection of four buildings for Use Class B1c/B2/B8 purposes
Land At Bardon Road, Coalville

Additional information received:

The applicant's agent has provided details on the potential levels of employment in relation to the proposals:

Overall number of jobs between 328-380;
Unit 1 (Winbro) approximately 139;
Unit 2 (CMS Cepcor) between 136-250;
Winbro currently employs 135 people at their Coalville sites;
CMS Cepcor currently employs 80 people at their Coalville sites

Winbro do not test turbines on site. They make parts for turbines, rather than manufacture and assemble turbines themselves.

The applicant's agent has provided an extract from the Transport Assessment in relation to the number of traffic movements arising from the proposal. This indicates that the proposed development would generate approximately 101 light vehicle movements (by staff and visitors) and 30 HGV movements in a peak AM hour and 90 light vehicle movements (by staff and visitors) and 26 HGV movements in a peak PM hour.

Eight further objections has been received from members of the public in relation to highway safety matters (including increased congestion on Bardon Road and the impact on the wider highway network), the sites location outside the limits to development, noise and vibration issues and the lack of need for the development.

The full contents of these representations are available to view on the public file.

Officer comment:

The majority of the matters raised in the further objection letters are already addressed in the original report. Concern has been expressed regarding additional vibration issues arising from an increased level of traffic. The application is accompanied by a noise assessment that includes a vibration assessment and this has been assessed by the Council's Environmental Protection department who raise no objections to the scheme. Condition 19 would require the development to be carried out in accordance with the details contained in the submitted report.

In terms of the impact on the wider highway network, officers have sought further clarification from the County Highway Authority. The County Highway Authority continue to re-iterate that the scheme would not result in significant impacts upon the highway network subject to suitable conditions and a contribution.

RECOMMENDATION: No change to recommendation.