

UPDATE SHEET

PLANNING COMMITTEE – 05 November 2019

**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	17/01136/OUTM	Employment development incorporating a mix of B1(c), B2 and B8 use including new access roads, footpaths, cycleways and green infrastructure (outline - all matters other than part access reserved) Land East of Carnival Way, Castle Donington
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Clarification

It is noted that the main report refers to the site being located outside of Limits to Development as defined in the North West Leicestershire Local Plan. However, the site includes two narrow sections of land connecting the site with Station Road and Carnival Way (shown as vehicular and pedestrian accesses). These sections lie within Limits to Development and are not therefore subject to Policy S3; the position in respect of the remainder of the site is unchanged.

NO CHANGE TO RECOMMENDATION

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| A2 | 19/00344/VC1 | Variation of condition 3 of planning permission 17/00316/RET to allow for the number of guests to be increased to 40 at any time and to remove the requirement for the additional sleeping accommodation to be used only for holiday rentals in conjunction with/ancillary to those staying at Highfields Manor
Highfields Manor, Rempstone Road, Belton |
| A3 | 19/00349/VC1 | Variation of condition 2 of pp 13/00792/FUL to allow for the number of guests to be increased to 40 at any time for no more than 135 days per year, no more than 40 weekends a year and removal of condition 3 to allow for two holiday rental groups to use the site at any one time.
Highfields Manor, Rempstone Road, Belton |

Additional information received:

The neighbouring occupier is concerned that not living at the property currently has the appearance of weakening their case and has asked whether a video recorded on a mobile phone can be played to Members of the Planning Committee as it demonstrates the real issue that they face. The video recording provides an example of the noise emanating from Highfields Manor on a weekend when the neighbour advises that it was in use for holiday rentals. The neighbour comments that the applicants are unable to regulate what their customers do and the video recording provided highlights this. The neighbour considers that the holiday rentals use is a commercial outfit, with a regular change of customers, none of which have any reason to respect the neighbours.

The neighbouring occupier has also requested that further consideration be given to the situation regarding the 'restriction on amplified music'. The neighbour considers that the suggested condition appears to have taken a backwards step as currently they are not permitted to play amplified music outdoors, and the proposal is now to allow it all day until 10:59pm. The neighbour considers that this will mean less protection for their residential amenities and requests that no amplified music should be permitted externally at any time that Highfields Manor is not a private dwelling.

Officer comment:

The submitted voice recording has been considered by officers including the Environmental Protection team and appears to confirm that amplified music and singing has occurred outside at Highfields Manor. The Environmental Protection team advise that the submitted video recording does not change their comments on the application which remain as previously reported.

With regard to conditions concerning amplified noise, the two planning permissions which relate to the holiday rental use (17/00316/RET and 13/00792/FUL) include no conditions which restrict amplified noise and therefore, the suggested condition is an

additional means of control for the wider site and has been suggested following the advice of the Council's Environmental Protection team.

The applicant's themselves have terms and conditions which guests are asked to comply with which includes:

“The use of amplifiers or other audio equipment other than that installed in the property is not allowed.”

These terms and conditions are not a requirement imposed on the applicant by the District Council and therefore, cannot be enforced by the District Council.

RECOMMENDATION: NO CHANGE TO RECOMMENDATION

**A4 19/00770/FUL Change of use of tattoo shop to an A5 (hot food
takeaway) use, installation of flue to rear and
alterations to shop front
68 - 70 Belvoir Road Coalville Leicestershire**

Additional information received:

Councillor Allman has forwarded on details of a road traffic accident which took place on Belvoir Road on 3 November 2019 which may have been linked to an existing hot food takeaway use.

Officer comment:

It is recommended that the application be deferred to allow for further consultation to take place with the County Highway Authority (CHA). The further consultation would allow an opportunity for the CHA to assess the information and to consider whether the road traffic accident affects its previous recommendation.

RECOMMENDATION: DEFER APPLICATION

A5	19/01565/FUL	Proposed additional A5 use (hot food takeaways) to existing C1 and A3 use The Halfway House 128 Belvoir Road Coalville
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Additional information received:

Councillor Allman has forwarded on details of a road traffic accident which took place on Belvoir Road on 3 November 2019 which may have been linked to an existing hot food takeaway use.

Officer comment:

It is recommended that the application be deferred to allow for further consultation to take place with the County Highway Authority (CHA). The further consultation would allow an opportunity for the CHA to assess the information and to consider whether the road traffic accident affects its previous recommendation.

RECOMMENDATION: DEFER APPLICATION

**A6 19/00619/OUT Demolition of two no. Dutch barns and erection of
one dwelling and single storey garage and annex
Manor Farm, Main Street, Breedon on the Hill**

Additional information received:

Officers have been made aware that neighbouring occupiers who raised objection to the development have not received letters informing them that the application is to be heard at the November meeting of the Planning Committee and are unable to attend given the short notice.

Officer comment:

In light of the late communication with the two objectors and the comments they have now made, it is considered that the application should be deferred and reported back to Planning Committee in December which will allow officers to consider the further comments received and give the neighbouring occupiers the opportunity to speak and set out their concerns about the application to the Planning Committee.

RECOMMENDATION: DEFER APPLICATION

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