

UPDATE SHEET

PLANNING COMMITTEE – 11 February 2020

**To be read in conjunction with the
Report of the Head of Planning and Infrastructure to Planning
Committee**

This list sets out: -

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

A1	19/00675/FUL	Erection of 130 affordable dwellings with associated infrastructure, public open space and landscaping, installation of four allotments and demolition of existing dwelling Land To The Rear Of Jackson Street And Wentworth Road, Coalville
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Additional Information Received:

Confirmation has been received from Leicestershire County Council that it is now satisfied with the level of developer contributions being provided and raises no objections to the proposal.

An amended housing mix has been provided by the applicant which is now proposing 75% rented and 25% shared ownership. The Council's Housing Officer raises no objections to this amended housing mix.

A consultation response has been received from the Council's Waste Services Team which requests the inclusion of four bin collection points across the site to serve those plots which are accessed off private drives.

The applicant has confirmed that they would be willing to accept a condition requiring a scheme of anti-motorcycle barrier protection to be installed within the public open space area along the northern boundary of the site.

Officer Comments:

With regard to bin collection points, condition 15 requires precise details to be supplied in terms of the location and number of bin collection points. Officers consider that a suitable scheme can come forward at the discharge of condition stage without impacting upon the design of the scheme.

An additional condition is recommended in respect of providing bollards to the informal pedestrian routes in order to prevent motorcycle use.

RECOMMENDATION: NO CHANGE TO RECOMMENDATION BUT INCLUDE FOR THE FOLLOWING ADDITIONAL CONDITION:

24 Anti-motorcycle bollards

**A2 18/01190/FUL Change of use to eight bedroom eight person HMO (sui generis)
25 London Road, Kegworth**

Additional Information Received:

An objection has been received from Ward Member Councillor Sewell raising the following objections/comments:

- There is a high concentration of HMO in Kegworth and 16 properties awaiting licences for use as HMO and as a result Cabinet has decided that an Article 4 Direction be granted for the village [which takes away permitted development rights for the use of a dwelling as a HMO for up to 6 persons].
- The proposal would increase the occupiers from 6 to 8 people which would affect the living conditions of neighbouring residents, due to increased noise and disturbance and vehicle movements.
- The people occupying the premises are students and the majority of students residing in Kegworth attend the University of Nottingham School of Veterinary Medicine and will need a car for their own transport and to carry out placements.
- The parking provision (2 spaces) is insufficient for 8 people and results in indiscriminate parking which blocks access to The Hermitage and to the rear of neighbouring properties.
- Recent appeals within other Districts have been dismissed because of their adverse impacts on health and quality of life.
- There is currently no parking standard for HMO's but LCC intend to review their parking standards.
- Concern about other properties increasing the number of residents within the HMO before tighter controls are in place.
- 'I would strongly advise the Planning Committee to consider whether the overuse and overcrowding of the plot is necessary'.

Officer Comments:

Consideration of the implications of the proposal upon neighbouring amenities and parking provision have been considered in the main agenda.

In addition, officers have checked Enforcement and Environment Protection records and can find no evidence of a complaint being lodged against the property in question since it has been operating as a HMO.

RECOMMENDATION: NO CHANGE TO RECOMMENDATION

A3	19/00225/FUL	Demolition of triple garage and part of existing dwelling, felling of trees, erection of two dwellings with associated garaging, access drive, parking space and courtyard areas and alterations to existing access 15 Bridge Street, Packington
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Additional Information Received:

Given the flooding in the village in November 2019, primarily on Babelake Street and Mill Street which are close to the site, the agent was asked to provide details of the general principles of the surface water scheme for the site. The agent has provided details of how surface water would be managed during construction works, including that all drainage points such as gullies, channels and rainwater pipes should be capped to minimise debris entering the sewers and adjacent watercourse.

The agent also advises that underground attenuation in the form of storage crates under the driveway would be installed to serve the dwellings, which would discharge surface water at a restricted greenfield runoff rate.

The agent has also provided photographs of the recent flooding which show that the brook spilled over slightly into the part of No. 15's garden that is outside the application site, but did not encroach into the part of the site that is proposed to be developed.

Officer Comments:

Conditions can be imposed to secure the surface water schemes both during construction and once the dwellings are completed. It is noted that the part of the site where the dwellings would be sited was not affected by floodwater during the recent floods. As such the proposal complies with Policies CC2 and CC3 of the Local Plan.

RECOMMENDATION: NO CHANGE TO RECOMMENDATION