

UPDATE SHEET

PLANNING COMMITTEE – 03 September 2020

**To be read in conjunction with the
Head of Planning and Infrastructure's Report (and Agenda)**

This list sets out: -

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

A1	20/00726/REMM	Erection of 203 dwellings with associated highways infrastructure and public open space (reserved matters to outline planning permission 13/00956/OUTM) Land South of Grange Road, Hugglescote
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Additional Consultee Responses

Leicestershire County Council Local Highway Authority advises in response to the most recent layout that, whilst a number of the minor changes to the detailed layout address issues previously raised in its comments are addressed (or are of a nature whereby they can be resolved under the Section 38 process), it still requires further information in respect of visibility splays, together with an updated Travel Plan (for the reasons set out in its previous comments set out in the main report, as well as ensuring that all data used to inform the Plan is relevant / up-to-date, and to reflect the nature of the connecting bus journeys required in order to ensure inter-modal transport options).

Other Matters

In response to issues raised by members at the Technical Briefing on 27 August 2020, the following matters can be clarified:

- No hedgerows are proposed to be removed (other than the two gaps required to allow the proposed pedestrian connections to Grange Road).
- Issues in respect of sewer capacity were addressed as part of the outline planning application to the satisfaction of Severn Trent Water and cannot be considered as part of a reserved matters application.

NO CHANGE TO RECOMMENDATION

A2 **19/01419/FUL** **Erection of detached dwelling, detached garage and associated infrastructure**
Land Adjacent To Oak Tree Stables, School Lane, Newbold

Additional Information Received

The applicant's agent has requested that the proposals be viewed as a self-build unit.

One additional letter of objection has been received which re-iterates previous objections raised on the grounds of an in principle objection, contrary to Policies S2 and S3 and surface and foul drainage. The letter confirms that they wish to endorse the conclusions reached by officers to refuse the application, however in the event that members are minded to go against the officer's recommendation and approve the application they request that pre-commencement conditions be imposed in respect of investigation work of piped connections or outfalls from the pond and for foul drainage to ensure that there is no harm to the neighbours' residential amenity.

Other

Third Party Representations

It should be noted that the representation section of the report contains an error in terms of objections from No's 33 and 35 School Lane. Objections have been received from 35 School and Railway Cottage, School Lane, and not No. 33 School Lane.

Self-Build

It is recognised that self-build and custom housebuilding is a key element of the government's agenda to increase the supply of housing, both market and affordable. Its purpose is also to give more people the opportunity to build their own homes. However, it is important to note that there is nothing set out in legislation or guidance (or the Council's Local Plan) that advises that proposals for self and custom build applications should be treated any differently to applications for housing in general. It is therefore suggested that proposals for self and custom build properties will also be expected to comply with general housing policies in the Local Plan, for example, settlement hierarchy and the expectation that new housing development is to be located within the defined Limits to Development. Further neither applicants are registered on the Council's Self Build Register.

The proposal, whether self-build or not, would conflict with the provisions of Policies S2 and S3 of the adopted Local Plan and the development is not considered to represent a sustainable form of development. Therefore, the application is not considered to be acceptable in principle.

Drainage and Flood Risk

There are no changes to the outcomes reached within the main report in respect of drainage and flood risk and the proposal is considered acceptable in relation to Policies CC2 and CC3 of the adopted Local Plan and the NPPF.

NO CHANGE TO RECOMMENDATION

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