

UPDATE SHEET

PLANNING COMMITTEE – 13 MARCH 2018

**To be read in conjunction with the
Head of Planning and Regeneration'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**

MAIN REPORT

Members are advised that in March 2018, the Ministry of Housing, Communities and Local Government commenced consultation on a draft revised NPPF. In view of the early stage of this consultation process, it is considered that only limited weight may be attached to the policies of the draft NPPF at this time, and greater weight should be attached to the 2012 version. However, there is nothing in the draft NPPF that would materially change any of the recommendations made on the applications reported on this Planning Committee agenda.

A1 17/01556/REMM

Additional Representations:

One further letter of neighbour representation has been received, this raises the following additional comments.

The percentage of affordable housing provision is lower than that approved by the Inspector in the appeal decision relating to the outline application, as such, the level of provision currently proposed is not considered to weigh so heavily in support of the scheme.

As required by the conditions imposed by the Inspector, no Masterplan has been submitted with this application.

It has been raised that the application has not be accompanied by a Building for Life 12 Assessment.

No consultation has been undertaken with users of the proposed footpath and its imposition is not acceptable.

Officer comments:

To clarify, a site layout has been provided with the application identifying the various elements of the scheme, including the proposed location of the play and open space provision.

For clarification, a Building for Life assessment has been submitted with the application and has been consulted upon. No objections have been raised in regards to its content and the applicable standards would be achieved by the scheme.

There is not requirement to undertake a consultation with potential users of the footpath in relation to its specific design. Leicestershire County Council Footpaths Officer has raised no objection to the scheme.

Other matters raised have been considered with the main body of the report and there is no change to the original recommendation.

RECOMMENDATION: NO CHANGE TO RECOMMENDATION, subject to conditions.

A2 17/01593/FUL – 81/81a North Street, Whitwick

Additional information received from the applicant:

The applicant has provided a construction management plan in response to suggested condition 9.

Officer comments:

These details are being considered by the County Highways Authority and any response received will be reported verbally to Members at the Planning Committee meeting.

Additional Representations:

Three additional letters of neighbour representation have been received, raising the following

- the proposed refuse area is on a footpath which will further congest the area on bin collection day and be an obstruction for patients, vehicles and emergency vehicles;
- concern about the position of the bin collection area from a hygiene perspective;
- the removal of the footpath alongside the car park which is used by patients accessing the surgery;
- site clearance has already started which may affect bats and breeding birds;
- the parking and extra traffic associated with the proposal through the already congested car park of the health centre will cause health and safety hazards;
- with an increasing population the demands on the health centre will only get greater and the expansion of the health care and services will result in extended opening hours for the practice and a safe and easy access/egress is essential;
- the widening of the access to the building plot will result in loss of hedgerow and will increase vehicle speeds;
- the proposal which removes/obstructs the footway would conflict with the terms of property deeds relating to obstructions to the access and NHS properties have not given permission for these works.

Officer comments:

In response to concerns about the proposal conflicting with the terms of property deeds for the health centre site, this is the subject of separate legislation and it is the responsibility of the applicant to ensure that all consents and permissions are in place to enable the development to go ahead.

With regard to concerns about the location of the bin collection area from a hygiene perspective, this would be no different to any other site where an area is available on bin collection day for bins to be presented for the collection of waste and recycling. There is space available within the curtilage of the proposed dwellings for the receptacles to be stored at all other times. No objections have been raised by Environmental Protection on this matter.

With regard to concerns about bins obstructing pedestrian access into the site, there is currently a pedestrian walkway alongside the existing hedgerow. In response to

the concerns raised, the applicant has provided an amended plan which shows a revised bin collection area which protrudes no further into the footway than the existing hedgerow. It is also noted that the footpath will be widened in parts where hedgerow is to be removed around the junction with North Street. In terms of the implications of the bin collection area for highway safety, no objections have been raised by the County Highways Authority or NWLDC Street Management.

As for concerns about the clearance of vegetation on the site and the potential to cause harm to protected species, there are no protected trees on the site and the County Ecologist has been consulted on the application and raises no objections to the proposal. Clearly, the applicant will need to adhere to the requirements of other legislation concerning protected species and follow the appropriate procedures should any be encountered.

All of the other issues raised have already been addressed in the main report.

RECOMMENDATION: NO CHANGE TO RECOMMENDATION, subject to conditions.

**A5 17/01053/FUL Demolition of existing buildings and erection of 7
no. dwellings and associated infrastructure
(sizes and design of dwellings amended from
previous approval 15/01005/FUL)
Land at Queens Street, Measham**

Additional information received:

A letter has been received from solicitors representing Mr Paul Simpson and Mrs Philippa Wheatcroft regarding the on-going boundary/ownership dispute between the two parties.

An email has been received from Mr Paul Simpson who disagrees that the application should be recommended for approval when the height of the dwellings is being increased by 450mm.

The County Highway Authority have confirmed that the internal access road would not meet the adoptable standards as set out in the 6Cs design guidance (this remains unaltered since the previous planning permission on the site). However, the highway safety implications of the proposal are considered to be acceptable as the parking and access location/geometry are in accordance with 6Cs.

Officer comment:

As detailed in the planning committee report, issues regarding ownership are not material planning considerations.

The dwellings are to be increased in height by 150mm and not 450mm as stated in the further letters of objection. The increase in height by 150mm is not considered to result in any significant impacts upon surrounding neighbours.

The highway safety elements of the proposal remain unaltered since the previous approval on the site and are still considered to be acceptable as set out in the main report.

RECOMMENDATION: No change to recommendation.