

UPDATE SHEET

PLANNING COMMITTEE – 3rd July 2018

To be read in conjunction with the
Report of the Strategic Director of Place (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

A1	18/00705/VCUM	Erection of 166 dwellings with associated public open space, infrastructure and National Forest planting approved under reserved matters approval 17/01326/REMM (outline planning permission 17/00433/VCUM) without complying with condition nos. 2, 3 and 8 so as to allow for a revised scheme of landscaping and retained trees Land off Greenhill Road, Coalville
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Additional Third Party Representations

Two further representations have been received, raising objections on the grounds already set out in the main report, and as follows:

- Requests that a previously proposed 1.8m high screen wall / green screen and National Forest planting be implemented to the western boundary of the site
- Inconsistencies on submitted plans
- Insufficient consultation
- Severn Trent Water would not have requested trees' removal
- Impact on habitats

[The above represents a summary of the submitted representations which are available to view in full if required.]

NO CHANGE TO RECOMMENDATION

A2 **18/00567/FUL** **Erection of two single storey dwellings.**
Land to the South of Peters Close, Tonge.

Additional information received:

The applicant has stated that she has a contractual obligation to the hard standing on the access and does not require permission from the owner of the access to surface the access, as per the applicant's deeds.

The applicant also believes that the access was made hardstanding in the 1950's and that gravel and tarmac are evident along the access and that there are examples of tarmacadam on the neighbouring properties driveways, adjacent to the access.

The applicant has submitted an updated access statement, which includes a speed survey on Monday 2 July 2018 and re-consultation has been undertaken with the County Highway Authority.

Officer comment:

As set out in the main report the ownership of the access is not a material planning consideration. The right of access over the entrance, is a private, civil matter.

Further, the main report refers to the proposed surfacing of the access.

The applicant originally indicated that the access will be constructed as hard standing, finished with Breedon Quarry gravel, local to the area. During the course of the application, the applicant has submitted additional information in respect of the surfacing and has suggested gravel runners, as one possible solution.

The County Highway Authority have stated that the access roads must be of bound and engineered materials, for example, bituminous or concrete, or block paving for at least 5 metres back from the edge of the highway. Whilst this matter could be conditioned within any approval, it would be at odds with the advice from the Council's Conservation Officer.

The Council's Conservation Officer is of the opinion that the formalisation of the access track, would harm the significance and setting of the Tonge Conservation Area, to a less than substantial degree and the harm would not be outweighed by public benefits contrary to Policy He1 of the adopted Local Plan, advice contained within the Tonge Conservation Area Appraisal and Study 2002, Paragraph 134 of the NPPF and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

At the time of writing, re-consultation has been undertaken with the County Highway Authority and their response is anticipated on Friday 6 July 2018. The applicant's agent has confirmed that they wish for the application to be considered on its merits at the current time rather than deferring the application to await the formal comments of the County Highway Authority. Whilst the formal response from the County Highway Authority is awaited, officers have considered the additional information against standing advice which still indicates that the scheme is unable to provide for suitable visibility splays.

RECOMMENDATION: No change to recommendation.