

UPDATE SHEET

PLANNING COMMITTEE – 12 March 2019

**To be read in conjunction with the
Report of the Planning and Development Team Manager to
Planning Committee**

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

A1	18/00375/REMM	Erection of 360 dwellings, associated infrastructure and landscaping (reserved matters to outline planning permission ref. 13/00956/OUTM) Land North of Grange Road, Hugglescote
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Additional Consultee Responses

Leicestershire County Council Local Highway Authority confirms that it is now content with the proposals, including in respect of the proposed site access, bus service facilities, internal junction arrangement, speed control, geometry and parking provision. It also confirms it is content with the proposed private “manco” lanes, and advises that it will enter into a covenant with the developer so as to prevent future petitions for these lanes to be adopted. The County Highway Authority raises no objections subject to conditions.

Additional Third Party Representations

Nine additional representations have been received, raising objection on the following grounds:

- Insufficient infrastructure to support new housing in the area (including in respect of highways / transportation, recreation facilities, schools and healthcare)
- Grange Road unsuitable location for development from a highway safety point of view
- Impacts on air quality from additional vehicles
- Number of dwellings disproportionate to the village location and to the investment required in the town
- Hugglescote has already exceeded its permitted number of dwellings
- Surrounding area needs to be regenerated
- Loss of greenfield site in the countryside
- Impact on wildlife
- Insufficient number of affordable dwellings
- Lack of bungalows / housing mix
- Proposed market housing is priced too high
- Inadequate play provision

Comment:

The above concerns are principally matters relating to the principle of development, or other matters addressed under the outline planning permission and associated Section 106 and 278 agreements and, as such, are not matters for consideration under this reserved matters application. The issue of housing mix is addressed on pages 15 and 16 of the main report; the price of the proposed market housing is not a planning matter for consideration.

NO CHANGE TO RECOMMENDATION

A2 18/01466/FUL Change of use from A4 to a mixed use of C1 (bed and breakfast) and A3 (restaurant), erection of two storey side and rear extension and alterations to car parking arrangements
The Halfway House, 128 Belvoir Road

Additional information received:

The applicants have confirmed that they are willing to install appropriate lighting to the rear car park area.

Officer comment:

An additional planning condition is recommended to secure appropriate lighting to the rear car park area.

RECOMMENDATION: PERMIT, subject to the following additional condition:

13. Details of lighting/implementation of lighting to the rear car parking area.