

UPDATE SHEET

PLANNING COMMITTEE – 6 August 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 18/02198/FULM Demolition of existing buildings and redevelopment for 43 dwellings, a new village hall, formation of vehicular and pedestrian access points and associated infrastructure
Breedon Priory Nurseries, Ashby Road, Breedon on the Hill.

Additional Consultee Responses

County Highways Authority (CHA) have no objections subject to the imposition of conditions.

An additional further third party representation has been received objecting to the application with the comments raised summarised as follows:

- Provision of the right hand turn lane within Ashby Road will make vehicle movements into and out of properties on the opposite side of Ashby Road more difficult particularly if there is a need to reverse into the highway.
- The headlights from cars exiting the site will cause disturbance to residents opposite the access.
- The formation of an access at The Green, as was proposed under the original application, should be explored as this is a more appropriate solution.
- Alterations within the highway will impact on trees which exist along the highway boundary.
- The provision of the LPG (Liquefied Petroleum Gas) hub and substation have the potential to cause dangers to the public.

The full contents of the correspondence received is available to view on the public file.

Officer Comment

The suggested conditions of the CHA will be included on any decision notice granting consent for the development.

It is considered that the Committee report prepared has addressed the matters associated with highway safety, impacts on residential amenity and implications to existing landscaping where it is concluded that the impacts would not be significantly adverse to justify a refusal of planning permission.

A substation provided as part of the development would need to be installed and maintained in accordance with the Electricity, Safety, Quantity and Continuity Regulations 2002 (as amended) with the Liquefied Petroleum Gas (LPG) hub being installed and maintained in accordance with the Gas Safety (Installation and Use) Regulations 1998 (as amended). Compliance with these regulations would ensure that the dangers to the public would be mitigated.

NO CHANGE TO RECOMMENDATION

A2 **18/00341/REMM** **Erection of 49 dwellings with on-site National Forest planting, areas of open space and associated highways and drainage infrastructure (Reserved matters to outline planning permission 13/00956/OUTM)**
Land South of Grange Road, Hugglescote

Additional Consultee Responses

National Forest Company confirms that the amended landscaping details for the proposed open space are considered acceptable.

NO CHANGE TO RECOMMENDATION

A4 18/01428/OUTM Demolition of existing bungalow so as to facilitate residential development (outline – part access included).
11 Fosbrooke Close, Ravenstone.

Additional Consultee Response

Natural England (NE) have no objections subject to the imposition of the conditions requested by the Lead Local Flood Authority (LLFA).

The full contents of the correspondence received is available to view on the public file.

NO CHANGE TO RECOMMENDATION