

UPDATE SHEET

PLANNING COMMITTEE – 13 April 2021

**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**

A1 19/02453/FULM Demolition of existing care home and redevelopment of site to erect a new secure residential institution care facility (use class C2A secure hospital) with parking
Loudoun House Ridgway Road Ashby De La Zouch
Leicestershire LE65 2PJ

Consultations Response:

A consultation response has been received from the Designing out Crime Officer and Architectural Liaison Officer from Leicestershire Police. They have assessed the application and their comments have been uploaded in full to the Council's website. The consultation advice is summarised as follows:

- They are satisfied with the proposed access.
- The weld link / paladin high level fencing proposed is less oppressive, has a clear field of vision and does not offer cross bars to use as a climbing aid. This type of fencing is more attractive and more difficult to cut.
- A gating system is recommended for entry to the site.
- Recommends removal of lower boundary foliage to allow clearer vision of the site.
- A lighting scheme should be agreed.
- There would be natural surveillance of vehicles parked on site.
- Recommend CCTV coverage for the vehicular entrance point with off site monitoring capabilities.
- All door and window sets will be to PAS24 (2016) which is now included in building regulations.
- 1.8 metre fencing should be added to the perimeter of the site.
- Commercial sites may benefit from smoke cloaking devices to deter access and reduce potential loss.
- An electrical spur is recommended under a section 38 agreement at each vehicular entry point leading into the development.

It is considered that the loss of boundary foliage would be contrary to the visual amenity of the site. It is already recommended to secure a detailed lighting scheme. Other than this the other recommendations could be added as conditions.

Additional information received:

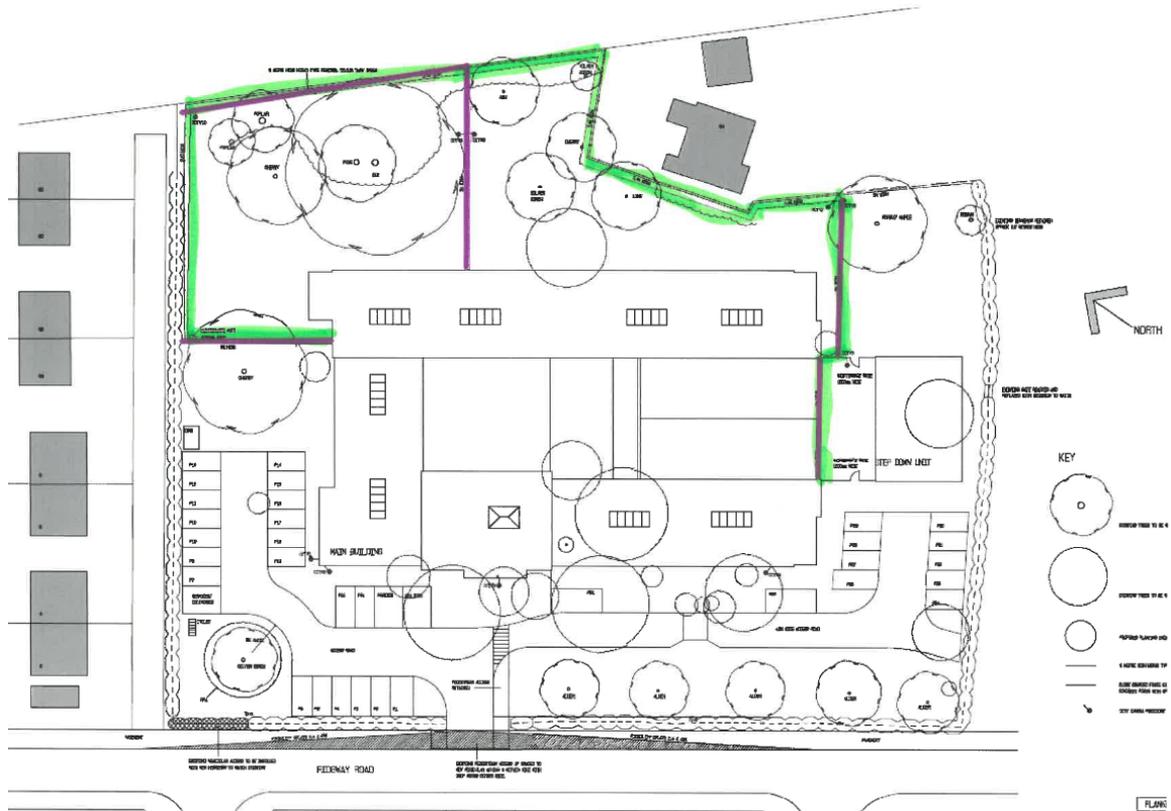
The planning agent has confirmed they would be agreeable to conditions relating to:

- The hedge height being maintained above a minimum level.
- A landscaping scheme to provide replacement trees.
- A construction management plan.

For Members information: The facility would be subject to separate CQC requirements, outside the planning process, which include requirements to ensure the site is secure.

The planning agent has advised that all patients at the facility would need to be admitted via NHS commissioners, rather than voluntary admission. Additionally, the most severe mental health conditions likely to be treated at the facility would be a mental health breakdown or severe depression.

Details of the 3 metre high secure fencing locations has been highlighted in green on the plan below. This would be the highest fencing on site.



NO CHANGE TO RECOMMENDATION but recommend the following additional conditions:

- 1) Replacement trees / landscaping scheme
- 2) Hedge height to be maintained at a minimum height
- 3) Construction management plan
- 4) Police recommended conditions/notes to applicant

A2	20/01638/REMM	<p>Reserved matters approval (access, appearance, landscaping, layout and scale) (outline planning permission 13/00956/OUTM) for enabling works associated with Phases B1, B2, B3, the proposed local centre and primary school, including the demolition of existing buildings; regrading of land; installation of the Beveridge Lane Gateway roundabout; installation of vehicular and footbridge crossings; installation of temporary haul roads; installation of surface and foul water drainage infrastructure; landscaping; and diversion of public Rights of Way</p> <p>Beveridge Lane, Ellistown</p>
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Additional Consultee Responses

Leicestershire County Council Ecologist confirms that details requested in respect of aquatic planting, the proposed open mosaic habitat mitigation strategy and hedgerow mitigation have been provided, and are acceptable. However, further details are requested in respect of seeding and soiling plans (and, in particular, in terms of the use of topsoil under areas intended to be species-rich grassland and the detailed seed mix for the proposed species-rich wet meadow grasslands).

Leicestershire County Council Local Highway Authority confirms that it is content with the proposed temporary construction access, and raises no objections subject to conditions (including additional conditions in respect of the temporary access and landscaping in the vicinity of public rights of way). Insofar as issues in respect of forward visibility in the vicinity of the proposed new roundabout junction raised at the Planning Committee Technical Briefing are concerned, the County Highway Authority advises that the junction is in the process of technical approval, and that it is satisfied that this can be designed in accordance with DMRB standards in terms of visibility and geometry, therefore providing sufficient forward visibility. In addition, the County Highway Authority advises that it should be noted that speeds will be reduced by virtue of the works, and which will assist in terms of forward visibility relating to the vertical alignment.

National Forest Company has no objections subject to conditions

Additional Applicant Comments

In response to specific matters raised at the Planning Committee Technical Briefing, the agent advises that, insofar as the current reserved matters application is concerned, the detailed landscaping plans indicate a total of 3,543 trees (329 semi-mature and 3,214 nursery stock / woodland mix) would be planted. [NB The agent clarifies that this figure only includes those parts of the site in respect of which detailed landscaping proposals are included as part of this specific reserved matters application, and significant further planting is intended to be provided throughout the rest of this part of the wider site as the development progresses.]

The agent also confirms that a comprehensive programme of boreholes and trial pits has been undertaken across the site. The site is underlain generally by cohesive materials and, as such, there is no groundwater table, only localised perched water

strikes. The proposed surface water drainage scheme has, the agent confirms, been fully informed by the ground conditions of the site.

Officer Comment

In view of the final unresolved matters raised by the County Ecologist, it is recommended that the recommendation set out in the main report be retained and that any resolution to permit be subject to final confirmation being received from the County Ecologist that no objections are raised.

NO CHANGE TO RECOMMENDATION

A3 **20/02028/REM** **Provision of Locally Equipped Areas of Play (LEAPs) within Phases A1 and A2, and landscaping along the boundary of Phase A2 with the railway line (reserved matters to outline planning permission ref. 13/00956/OUTM)**
Land South of Grange Road, Hugglescote

Site Location

It is noted that the site location is shown incorrectly on the indicative plan included within the main report; apologies are offered for any confusion caused. A copy of the application site location plan is attached for clarity.

Additional Applicant Comments

In response to specific matters raised at the Planning Committee Technical Briefing, the agent confirms that the play area gates will be outward opening and self-closing.

Insofar as surfacing is concerned, the agent advises that the applicant would be keen to retain the bark surfacing to provide as natural an aesthetic as possible given the National Forest setting, and raises concern that introducing rubber would look out of kilter with the rest of what is proposed (i.e. play features and equipment of a “natural” design). The agent also notes that the National Forest did not raise any objection / comment to the surfacing.

The agent confirms that the LEAPs will be maintained by a management company as required under the Section 106 agreement and notes that the agreement requires each purchaser of a dwelling within the relevant phase to become a member of the relevant management company. As such, the agent considers that the residents will have a sense of “ownership” of the areas, instilling pride so as to ensure that instances such as dog fouling in the bark do not occur. Coupled with the self-closing gates, requirements to keep dogs on leads in the play area zone, and the maintenance scheme which will be carried out for the perpetuity of the development, this will, the agent considers, prevent the bark areas being used for dog mess and becoming untidy.

The agent advises that, as a last resort, the applicant would consider a condition to agree these details so that the issue can be looked at in more detail, but hopes that members will be reassured by the comments above.

NO CHANGE TO RECOMMENDATION



Revision

Harworth



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Client
Harworth

Project Name
Hugglescote Grange

Project No.	Dwg. No.
LDP-20-P103	1011

Dwg. Title
LEAP Location Plan

Revision	Status
B	PLANNING

Date	Scale
15/12/20	1:2500

Drawn By	Reviewed
MJB	-

Filepath
Filepath

Rev. B 18/12/20 - LEAP boundaries amended.
Rev. A 16/12/20 - Eastern buffer added.

