

UPDATE SHEET

PLANNING COMMITTEE – 5th October 2021

To be read in conjunction with the
Head of Planning and Infrastructure 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

A1	19/01961/FULM	Hybrid planning application for development of the site comprising: full application for the change of use of land for use as a caravan site as defined by S336 of the Town and Country Planning Act, together with associated works. Outline application for the erection of associated restaurant/bar/shop and office (access only) Land At Spring Lane Swannington Leicestershire LE67 8QR
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Additional Representations:

A further representation has been received from Swannington Parish Council. A summary of the representation is provided below:-

- Concerns that the application may be approved.
- Concerns that the proposal does not address any conceivable need within the parish.
- Concerns that the recommendation breaches the limits to development set out within the Local Plan.
- Concerns that consideration has been given to the design of the proposed caravans.
- Concerns that letters of objection have not been considered.
- Other concerns have also been raised in relation to the storage and tipping of material on site and the actions taken by the Council in relation to this.

Additional Third Party Representations:

An additional third party representation has been received raising concerns that the application has not been correctly screened against the Environmental Impact Assessment (EIA) Regulations 2017.

Additional Consultee Response:

The Council's Conservation Officer has provided a consultation response in relation to the impact upon heritage assets, a summary of the response is provided below.

The Conservation Officer identifies that there are four nineteenth century archaeological features within the locality, none of which are located within the application site. The identified features are as follows:-

- Clink Colliery;
- Snibston Colliery No. 3;
- Leicester to Swannington Railway;
- Leicester to Burton Branch Railway.

The Conservation Officer has stated that out of the four features listed above, the Leicester to Swannington and the Leicester to Burton Branch Railways should be considered non-designated heritage assets.

The Conservation Officer has stated that the site is approximately 300 metres from the Leicester to Swannington Railway and approximately 350 metres from the remains of the "engine and boiler house". Due to the topography, separation distances and intervening tree planting, officers consider that the railway and the proposed development would not be intervisible.

With regard to the Leicester to Burton Branch Railway, this would be separated by approximately 100 metres of tree planting and the Conservation Officer does not consider that the proposed development would harm the significance of the railway as a whole.

The Conservation Officer has identified no harm arising from the proposal and does not object to the application. On this basis, it is considered that the application would accord with Local Plan Policy He1 and the advice set out within section 16 of the National Planning Policy Framework.

Update to Officer Report:

Please note that there is a typographical error in the final paragraph of the 'Proposals and Background' section of the report. This should read 'Environmental Impact Assessment (EIA) Regulations 2017' instead of 'Environmental Impact Assessment (EIA) Regulations 2011.'

For clarity, the application has been screened against the 2017 regulations and officers have sought advice from the Council's legal team who have confirmed that the proposal has been correctly screened in accordance with the 2017 Regulations. Officers are therefore satisfied that the proposal would not result in any likely significant environmental effects.

NO CHANGE TO RECOMMENDATION

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| A2 | 20/00362/FUL | Continued use of caravan site for a mixture of permanent residential accommodation and short term holiday accommodation
Ashby Woulds Residential Park, Spring Cottage Road
Overseal |
| A3 | 19/01255/FUL | Retention of seven outbuildings
Ashby Woulds Residential Park, Spring Cottage Road
Overseal |

Update to Recommended Conditions:

Additional condition to restrict the hot tubs for use within the outbuildings only.

NO CHANGE TO RECOMMENDATION