

UPDATE SHEET

PLANNING COMMITTEE – 8th February 2022

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

MAIN REPORT

A1 **20/00831/OUTM** **Residential development for up to 101 new dwellings (outline - all matters other than part access reserved)**
Land North of Waterworks Road, Coalville

Additional Consultation Responses

Leicestershire County Council Waste advises that it no longer requires imposition of a conditions in respect of provision of waste minimisation and recycling packs to new residents

Severn Trent Water confirms that connection to foul and surface water sewers will be subject to a formal sewer connection approval under Section 106 of the Water Industry Act 1991, and advises that sewer modelling may be required to determine if the additional flows can be accommodated.

Additional Representations

Two further representation has been received, objecting on the following grounds:

- Site was originally laid fallow as a drainage facility and has become a natural amenity for humans and wildlife
- Loss of vegetation
- Impact on wildlife
- Existing site vegetation is required to provide oxygen
- Already have sufficient residential development in the area
- Increased traffic congestion
- Loss of green space
- Queries whether dogs will be allowed to continue to use the adjacent sports field
- Increased inappropriate use of pedestrian routes by cyclists
- Impacts on education and healthcare infrastructure

Correction and Comment

The main report refers to the site being allocated for residential development under Policy H3. To clarify, whilst the majority of the site falls within the allocated area, some areas of the site lie outside of the H3b, and a plan indicating the extents of the application site and the H3b allocation will be displayed at the Planning Committee meeting for clarification purposes. Whilst not all of the site is subject to Policy H3, it is noted that the site nevertheless falls within Limits to Development (and within the "Principal Town" to which the Local Plan directs the largest amount of new development), and the overall conclusions in respect of the acceptability of the principle of development remain as set out in the main report, as do the overall conclusions of the planning balance.

Insofar as the comments of Severn Trent Water above are concerned, it is noted that site drainage is proposed to be addressed by way of condition. Such a condition would be framed so as to prevent any occupation of development until such time as appropriate sewer connections had been provided (and, therefore, any relevant requirements of Severn Trent Water under other legislation would need to have been met before this could take place).

In respect of the additional representations, the majority of the site is allocated for residential development and the matters of existing site vegetation, ecology, transportation impacts and infrastructure are covered in the main report.

RECOMMENDATION: DELETE CONDITION IN RESPECT OF PROVISION OF WASTE MINIMISATION AND RECYCLING PACKS TO RESIDENTS

A2 **18/00707/REMM** **Erection of 400 dwellings (Reserved Matters to Outline Planning Permission 16/01200/VCUM)**
Land North of Standard Hill and West of Highfield Street, Hugglescote

Amended Plans

In order to seek to accommodate additional future rear vehicular access to properties on Highfield Street, updated plans in respect of Plots 251 to 255 have been submitted. These would have the effect of enabling vehicular access to the rear of additional dwellings on Highfield Street such that, of the 36 dwellings between 168 and 238 (evens) Highfield Street, all but five would potentially be able to gain access to the rear of their properties via the application site (albeit two of these already have the benefit of off-street parking via Highfield Street in any event). This would be considered to represent an enhancement to the scheme in this regard, subject to the use of appropriate boundary treatment in the event that Highfield Street residents were to seek to make use of the opportunity to provide rear access to their gardens (from both a visual amenity and security point of view). Whilst some additional units would not have rear gardens backing onto existing Highfield Street gardens, it is not considered that this would represent an unacceptably increased security risk.

The effect of the reconfiguration to provide additional rear access would result in Plots 251 to 254 being sited closer to the proposed estate road, thus not leaving room for the previously proposed landscaped verge to the frontage of these units. However, it is acknowledged that, at this point, there would be retained tree planting sited to the opposite side of the estate road, and the overall impact on the design quality of the scheme would not therefore be significant. Similarly, the amendments would result in the re-siting of a proposed electricity substation closer to the site access (and outside of the site area of the current reserved matters application) but, again, the overall impact on design quality would not be unacceptable (and any changes to the area outside of this reserved matters application's site would need to be addressed separately alongside any alterations to the proposed Highfield Street access layout as already referred to in the main report). Minor alterations would also result to separation distances between existing and proposed dwellings, but the scheme would continue to be considered acceptable in this regard, and no change to the overall conclusions set out in the main report in respect of residential amenity matters would result.

Additional Consultation Response

National Forest Company reiterates previous comments and recommends that any unresolved matters be addressed by way of condition.

Correction

The reference in the main report to affected trees falling within retention category B should also include parts of two further groups (both containing ash, elder, English oak, hawthorn and goat willow). This does not affect the overall conclusions reached in respect of this issue within the main report.

Other Matters

Further to queries raised at the Technical Briefing in respect of storage of site materials etc. during construction, the applicants advise that they would be agreeable to the implementation of a Construction Environmental Management Plan.

RECOMMENDATION- PERMIT, subject to no contrary representations being received by 21 February 2022 raising new material planning issues not previously considered, and subject to the conditions as set out in the main report together with an additional condition in respect of the implementation of a Construction Environmental Management Plan

**A3 21/00399/FUL Retrospective change of use of land to industrial (Use Class B2), erection of fencing, engineering works and the installation of an extraction unit, together with the proposed erection of boundary fencing
AJ Specialist Welding Rempstone Road Coleorton**

1982 Planning Permission for the AJ Specialist Welding Site

Please see below

NO CHANGE TO RECOMMENDATION

Planning Permission

NAME AND ADDRESS OF APPLICANT

NAME AND ADDRESS OF AGENT (IF ANY)

Adoliffe Engineers Ltd.,
The Outwoods,
Rempstone Road,
Coleorton,
Leics.

Part I - Particulars of application

Date of deposit of application 5.2.82

Application No. 82/0105/P

Particulars and location of development

Extension to workshop,

Adoliffe Engineers, The Outwoods, Rempstone Road, Coleorton

Part II - Particulars of decision

In pursuance of its powers under the Town and Country Planning Act 1971 the North West Leicestershire District Council hereby grant planning permission for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to and as may be modified by the following conditions:

1. The development shall be begun within five years from the date of this permission.
2. Notwithstanding the Town and Country Planning Use Classes Order 1972 the whole of the site edged red on the submitted plan shall be used only for the following purposes and for no other purpose within Class IV (General Industrial Building) to the Town and Country Planning (Use Classes) Order 1972, subject to the further restrictions imposed by Conditions Nos. 3,4,5, 6,7,8,9 and 10 set out herein:
 - a) design development and production of commercial freight systems, demountable bedframes, demountable bodies, articulated and draw bar trailer manufacture repairs and modifications,
 - b) design development and production of fabricated structures for engineering, mining and building industries any part of which while on the site shall not exceed 5 metres in height,
 - c) design development and production of tail lifts and safety cabs for tractors,
 - d) extensions to and reductions from commercial vehicle chassis,
 - e) commercial vehicle bodywork and repair.
3. No industrial process or operation (as defined below) shall be carried out on any part of the site edged red on the submitted plan, except within a building having four walls and a roof.

Industrial process or operation is defined as:-

"the carrying on of any process for any of the following purposes, namely:

 - a) the making of any article or of part of any article, or
 - b) the altering, repairing, ornamenting, finishing, cleaning, washing, packing or canning, or adapting for sale, or breaking up or demolition of any article, or
 - c) the getting, dressing or treatment of minerals, being a process carried on in the course of trade or business other than agriculture,

DATE 28th April, 1982

PROPER OFFICER OF THE COUNCIL

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IMPORTANT; PLEASE READ THE NOTES ON THE REVERSE SIDE OF THIS FORM

FP1a

Application No. 82/0105/P
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and for the purposes of this definition the expression "article"
means an article of any description, including a ship or vessel.

4. No vehicle, plant, machinery or equipment exceeding 5m in height shall be brought to, placed on or stored on any part of the site nor shall any materials be stored or placed on the site outside any building to a height exceeding 5m above ground level.
5. No structure, plant, vehicle or equipment shall be constructed or assembled on the site to a height exceeding 5m above ground level.
6. No industrial process (including structural or mechanical repair) shall be carried out on the site to any vehicle, vehicle trailer, mobile plant other than to such vehicles, vehicle trailers or mobile plant specifically designed to be normally used or normally driven or towed on the public highway, subject also to the limitations set out above.
7. There shall be no business, trade, working or other operation including loading and unloading of vehicles on the premises (other than cleaning and office work) between the hours of 19.00 pm and 07.00 am on weekdays including Saturdays, or at any time on Sundays.
8. A minimum of 19 car parking spaces shall be provided within the site. These shall be surfaced in tarmacadam concrete or other hard surface. The spaces shall be clearly delineated on the surface of the car park.
9. No goods or materials shall be stored on the car park and it shall be kept available for use at all times.
10. That measures shall be taken to ensure that the noise levels emanating from any activities on the premises shall not exceed 45 dB(A) at any time on the boundary of the site.
11. No openings shall be made in any building on the site without the prior express consent of the Local Planning Authority and in particular no opening shall be formed in the side (NE) walls of the buildings.
12. That except insofar as may be agreed with the Local Planning Authority, all trees on the land shall be preserved and properly maintained and any tree which may die or become seriously damaged be replaced in all respects to the satisfaction of the Local Planning Authority and be so maintained.
13. Within 12 months of the building being occupied standard trees or a type to be agreed with the Local Planning Authority (or as notified to the applicant by the Local Planning Authority) shall be planted in the positions shown on the attached plan reference LPA/82/0105/P.
14. The facing brick to be used in the lower section of the external walls of the proposed extension shall first be submitted to and approved by the Local Planning Authority before the development commences.
15. The upper section of the walls and the roof shall be clad in coloured plastic coated steel sheeting details of which shall first be agreed in writing with the Local Planning Authority before the development commences.
16. No paint spraying shall be carried out on any part of the site edged red on the submitted plans unless these are confined in a paint spray booth details of the design and location of which (including proposed extractor fans) shall first be agreed in writing with the Local Planning Authority.
17. All compressors shall be housed within the building and/or in specially constructed structures, mounted on resilient mountings and effectively silenced.


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REASONS:

1. To comply with the requirements of Section 41 of the Town and Country Planning Act 1971.
- 2,3,4,5, & 6. The extension of the premises for general industrial purposes would not normally be accepted in this rural area outside any area allocated for industrial development and in close proximity to houses and it is essential to impose conditions to regulate the use of the whole site to safeguard the amenity of nearby residents and preserve the amenity of this rural area.
7. To prevent disturbance to nearby residents at inappropriate times.
8. & 9. To ensure adequate car parking is available in the interests of highway safety.
10. & 11. To prevent unreasonable disturbance of adjoining residents through noise.
12. & 13. To preserve the amenity of the area.
14. & 15. To ensure a satisfactory standard of external appearance.
16. To prevent detriment to nearby residents through fumes from paint spraying and noise from extractor fans.
17. To preserve the amenities of the locality.

