

UPDATE SHEET

PLANNING COMMITTEE – 5th July 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**

A1 **20/01662/REMM** **Erection of 605 dwellings, construction of car park and internal access roads and formation of public open spaces (reserved matters to outline planning permission ref. 22/00526/VCUM)**
Money Hill Site, North of Nottingham Road and South of A511, Ashby de la Zouch

Additional Representations

A noise report has been submitted on behalf of the owners of the adjacent employment unit disputing the findings of the applicants' noise report, and taking the view that the suggested measures set out in the applicants' report would not be sufficient, and that a noise barrier is required.

One further neighbour representation has been received, raising the following:

- Landscaped buffer zone to rear of Willowbrook Close should be wider than 13 metres and an existing ditch retained so as to prevent flooding issues
- Concerned that there may be an asbestos pipe on the site
- Impact on wildlife

Officer Comment

Whilst the comments in respect of noise are noted (and whilst there appears to be a difference of opinion between the respective acoustic consultants), the position as set out in the main report is considered to remain; the matter is controlled under a condition attached to the outline planning permission, and is not considered directly relevant to the determination of this reserved matters application. Whether or not the measures indicated in the applicants' noise report would be sufficient to demonstrate acceptable mitigation under Condition 7 of the outline planning permission would need to be assessed in respect of an application submitted pursuant to that condition at the appropriate time. Any further comments from the District Council's Environmental Protection team will be reported verbally.

As set out in the main report, the separation distances between existing and proposed dwellings would exceed the minimum requirements of the District Council's Good Design for North West Leicestershire SPD (and, in the case of properties backing onto Willowbrook Close, having regard to a proposed intervening landscape buffer, the window to window separation distances would be in the order of approximately 30 metres). Matters in respect of flood risk and ecology are principally dealt with under the outline planning permission; the materials used in the construction of any existing water mains on the site would not be material to this application.

Other Matters

Attention is drawn to the updated application description above (amended to refer to the most recent Section 73 outline planning permission).

The agent confirms that a 3m wide hoggin path suitable for cycle use will be provided connecting to the Ivanhoe College site to the west of the site.

NO CHANGE TO RECOMMENDATION

A2 21/00438/OUT Demolition of existing buildings and erection of up to three dwellings (Outline - details of access and layout for approval)
49 Chapel Street, Oakthorpe, Swadlincote, Derby,
DE12 7QT

Additional information received:

As per the Officer report, minor concerns were identified with the proximity of the southern most dwelling in relation to an adjacent garage business. This was due to the potential for noise from the garage affecting the future occupants of this new dwelling because of the close proximity of this unit to the neighbouring business. The planning agent has confirmed they would be agreeable to amending the layout plan to move the proposed southern most dwelling further away from the adjacent garage business. It is considered that such an amendment would satisfactorily address the aforementioned concern.

RECOMMENDATION- PERMIT, subject to the submission of amended plans to move the southern plot further away from the southern boundary and subject to no contrary representations being received raising new material planning issues not previously considered, and subject to the conditions as set out in the main report.