

UPDATE SHEET

PLANNING COMMITTEE – 6th June 2023

**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**

Item 5 (Page 17) – Report to consider an objection made by Harworth Estates Investments Ltd in respect of NWLDC Tree Reservation Order T508

Land South of Dunbar Road, Kenmore Crescent, Kirton Road and Dauphine Way, Coalville

There is an error in paragraph 3.6 of the report (on page 19) where it specifies that the recommendation is to confirm the TPO and modify it to include 12 separate groups to protect the trees and hedgerows on site.

The correct recommendation is that the TPO is modified to include **13** separate groups as shown in the TPO map in Appendix 1.

MAIN REPORT

Item A1 (Page 29) - Erection of an additional holiday lodge and change of use of grazing land for siting of caravan/motorhomes with electric hook ups, siting of glamping tents and associated amenity block/infrastructure

Barleycroft, Tonge Lane, Breedon On The Hill, Derby, DE73 8AJ

Since publication of the report, one additional public comment has been received which raises the following matters:

- The changes to the proposal do not address local concerns and previous comments remain valid

- There is a lack of demand for this campsite
- Poor road network
- Low class facilities and small pitch sizes
- Supports the view that if approved, a restriction of further development should be applied.

The additional comments received do not raise any new matters and are addressed within the report.

Item A2 (Page 43) - Erection of a self-build detached dwelling (outline application with all matters reserved)

Fieldview House, Babelake Street, Packington, Ashby De La Zouch, Leicestershire, LE65 1WD

Page 51 of the report discusses the shortfall of self-build plots available for those that are on the Council's self-build register. The report acknowledges that in the current base period between October 2022-October 2023, there is a shortfall of 4 plots. However, the report does not consider that in October 2023, the current shortfall will increase by 20 plots. This additional future shortfall is a material consideration that needs to be taken into account within the planning balance. This future shortfall, in addition to the existing shortfall of self-build plots adds positive weight to the application as it will contribute towards meeting the existing and future need to supply self-build plots.

The eligibility criteria for individuals wanting to be on the Council's Self Build and Custom Build list was requested. For people wishing to be added to the list they must meet the following criteria:

- aged over 18; and
- a British citizen, or a national of an EEA State other than the United Kingdom, or a national of Switzerland; and
- seeking to acquire a serviced plot of land in the district to build a house to occupy as that individual's sole or main residence

The criteria above mirrors that in the Self-build and Custom Housebuilding Act 2015 and the Council has chosen not to apply any local eligibility criteria into the list.