

UPDATE SHEET

PLANNING COMMITTEE – 12 March 2025

**To be read in conjunction with the
Report of the Head of Planning and Infrastructure to Planning
Committee**

- (a) Additional information received after the publication of the main reports;**
- (b) Amendments to Conditions; and**
- (c) Changes to Recommendations.**

A1 23/01712/FULM The construction and operation of a ground-mounted solar farm with a generation capacity of 7.15MW together with access, landscaping and associated infrastructure.

Donington Park Service Area, Junction 23A, Ashby Road, Castle Donington.

Additional Information

At the Committee Technical Briefing on 5 March 2025, Members raised the following questions/issues based on the contents of Committee Report:

- 1) Whether the applicant had undertaken the installation of the solar panels on the roof of the main amenity building on site in accordance with the consent granted under application reference 24/00265/PNM. If the applicant had not, then what was the likely timeframe for their installation.
- 2) Is it correct that the submitted Biodiversity Net Gain (BNG) Metric Calculations are demonstrating a +1.34% gain in habitat units on the application site (i.e. that within the red line) and do not account for any gain which may be associated with the long-term management of the part of the candidate Local Wildlife Site (cLWS) outside of the application site (i.e. that within the blue line). If so, was there any reason as to why the BNG Metric Calculations did not potentially take this into account? Or was that due to the calculations demonstrating a 'net gain' on the site and therefore no requirement to account for 'off-site' proposals?
- 3) There was concern about the information contained within the applicant's '*Statement of Justification*' for the proposed solar farm (as highlighted within the '*Consideration of Alternatives*' section of the Committee Report) as it had not been demonstrated that a proposed 'solar car port' solution within the existing car park would not be feasible. It was therefore requested that evidence be provided to demonstrate why such a proposal would not be possible when accounting for the ecological impacts arising to the cLWS because of the development as proposed.

The applicant has responded to advise that in relation to point 1) the solar panels have been installed on the main amenity building in accordance with the consent granted under application reference 24/00265/PNM.

In terms of points 2) and 3), the applicant has advised that they are reviewing these matters and intend to provide further information for the consideration of officers and Members, but such information will not be able to be finalised in advance of the Planning Committee meeting on 12 March 2025. The applicant has therefore requested that a decision on the application be deferred from the Planning Committee on 12 March 2025 to enable them to consider and appropriately respond to the matters raised.

The applicant has also outlined that they will grant the District Council a further extension of time to the determination date of the application to enable it to be presented to the Planning Committee at its meeting on 8 April 2025.

Officer Comment

On the basis that the applicant will continue to work with the District Council on addressing matters raised by Members at the Technical Briefing, and are willing to grant the District Council a further extension to the determination date of the application in order to assess any further information submitted to address the matters raised by Members, it is considered that it would be reasonable for a decision on the application to be deferred from the Planning Committee on 12 March 2025.

RECOMMENDATION – THAT A DECISION ON THE APPLICATION BE DEFERRED FROM THE PLANNING COMMITTEE ON 12 MARCH 2025 TO ENABLE THE APPLICANT AN APPROPRIATE OPPORTUNITY TO RESPOND TO THE MATTERS RAISED BY MEMBERS AT THE COMMITTEE TECHNICAL BRIEFING.

**A2 24/01503/FUL Change of use from dwellinghouse (C3) to
childrens home (C2) for up to three children**

2 Frearson Road Hugglescote Coalville

Additional Information

Contact was made with the County Highways Authority (CHA) to enquire about queries raised by Members at the Technical Briefing on 5 March 2025.

The CHA was asked whether any access protection road markings could be conditioned across the site frontage to deter people from parking across the site access and potentially blocking the neighbour's drive. The CHA has advised it would not be reasonable to insist upon this as a condition.

Officer Comment

Members are advised that if the application is approved, then a note to applicant could be included to encourage them to apply to the CHA for an access protection road marking, although it should be noted that there is no guarantee that the CHA would approve one in this location.

It is also recommended that an additional note to applicant should be included to remind staff to park on the driveway whenever possible to minimise on street parking.

RECOMMENDATION – NO CHANGE TO RECOMMENDATION.

A3 24/00574/OUT Erection of 1 no. self build dwelling (outline - access and layout only).

Land adjoining 20 Worthington Lane, Breedon on the Hill.

Additional Information

An additional consultation response has been received from Breedon On-The-Hill Parish Council dated 7 March 2025. The Parish Council object to the application for the same reasons as those set out within the committee report.

No comments have been received from Severn Trent Water.

At the Committee Technical Briefing on 5 March 2025, Members raised queries about the location of the boundary of the Limits to Development, the location of a turning area for agricultural vehicles and whether the suitability of the access for use for agricultural purposes had been considered by the County Highway Authority (CHA).

Officer Comment

The line of the Limits to Development lies between 3.2 metres and 6.9 metres north of the site boundaries. The space between the site and the line of the Limits to Development would be used for the agricultural access way and part is shown to be retained as a strip of grassland, as per the existing situation on site.

A condition is recommended to secure a turning area for agricultural vehicles within the blue-lined land shown on the location plan.

The CHA has considered the suitability of access for both agricultural purposes and to serve the dwelling, as reference is made in their comments on the application to the access being used for both these purposes, and has no objections to the access and proposed visibility splays.

RECOMMENDATION – NO CHANGE TO RECOMMENDATION.

A4 24/01294/FUL Erection of three detached dwellings and three double garages (one attached and two detached) with associated access, landscaping and drainage

Land At Drum And Monkey Lane Packington
Leicestershire

Additional Information

Members have requested that the photos submitted by Packington Parish Council are included in the update sheet. The Parish Council and neighbours have raised concerns about flooding impacts in Packington.

Gilwiskaw Brook at Mill Street, Hall Lane and Homecroft Drive



Gilwiskaw Brook at Drum & Monkey Lane



Drum & Monkey Lane



Drum & Monkey Lane



Officer Comment

Flood Risk:

The application site is located in Flood Zone 1 with some areas of the site being within the lowest risk of surface water flooding. This matter has been assessed in the Committee report. The LLFA has no comment to make on the current application and did not raise any objections to the 2019 application in respect of surface water flooding. Therefore for the reasons detailed in the report it is considered that a reason for refusal on the basis of an inadequate FRA, an inadequate surface water drainage system and the proposal increasing flood risk on the site or elsewhere could not be justified in this case under Policies CC2 and CC3 of the Local Plan and the NPPF and the PPG.

Highway Safety:

A detailed neighbour objection was submitted during the course of the application which raised several highway safety concerns in response to the County Highway Authority's consultation response. These concerns were included in the neighbour objections listed in the committee report and are summarised again as follows:

- The applicant has not considered safety of pedestrians using the public footpath O64.
- Access onto Drum and Monkey Lane from Coleorton Lane is unsafe / speeding traffic.
- This stretch of road is a community concern site.
- People park cars at the access from Coleorton Lane which blocks visibility.
- Visibility concerns.
- Narrow width of Drum and Monkey Lane.
- Bin collection point impacting on visibility.

Officer Comment

Since the Committee report was published further advice has been sought from the County Highways Authority with regard to this neighbour objection to fully consider the detailed comments made. The CHA has provided an updated consultation response which has been uploaded to the Council's website. The CHA has concluded that they do not object to the application on highway safety grounds and therefore a reason for refusal could not be sustained in this case.

RECOMMENDATION – NO CHANGE TO RECOMMENDATION.