

UPDATE SHEET

PLANNING COMMITTEE – 3 February 2015

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 preparation of the main reports;
- (b) Amendments to Conditions;
- (c) Changes to Recommendations

MAIN REPORT

A1	14/00769/OUTM	Erection of up to 70 dwellings together with public open space, National Forest planting, landscaping, drainage infrastructure and access off Woodcock Way (outline - all matters reserved) Land Adjoining Woodcock Way, Ashby de la Zouch
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Additional Representations

Further representations have been received from the Ashby de la Zouch Civic Society and the Nottingham Road and Wood Street Action Group objecting to the application on the following grounds:

- The Secretary of State has called in the Money Hill appeal because of its significant impact on the supply and sustainability of housing
- Approval of the application would significantly alter the case to be judged by the Secretary of State, prejudices the Local Plan and is inappropriate so close to Purdah
- The SHMA has been judged as sound by Inspectors and further approvals of housing are not needed having regard to existing approvals
- Transport Assessment indicates that cumulative developments will worsen current congestion - severe cumulative congestion has been found by the Secretary of State to be a reason for refusal in three recent cases
- There have been 20 accidents in the area within the last 5 years
- Proposed junction does not meet design criteria and has been criticised by highways
- Unsafe access
- Proposed ghost island would be illegal
- Application interferes with the master planning of the area
- Proposals in direct conflict with the Money Hill Consortium's plan

- No cooperation between developers
- Would lead to no access rights for the Money Hill Consortium onto Nottingham Road
- Contrary to Local Plan Policy E6
- Unsustainable development
- Refusal would allow the developers to masterplan the area together to come up with two complimentary schemes that could be approved at the same time (or determined by way of conjoined appeals)
- Residents not against the principle of residential development on the Money Hill site
- Money Hill development requires a comprehensive development that will minimise impact on Nottingham Road
- Proposals would lead to increased congestion / gridlock

A representation has been received on behalf of the Money Hill Consortium making the following points:

- The site forms part of the wider Money Hill site the subject of a current appeal against the refusal of planning permission
- The Consortium supports the provision of additional development within sustainable locations in Ashby to support its future growth
- The District Council has identified (within the former emerging Core Strategy) Money Hill as the site for the development of a minimum of 605 dwellings, supported by the relevant evidence base prepared by the Council - Money Hill is the most sustainable location for future development in Ashby
- It is essential that the District Council ensures that the matters arising in the determination of the 605 unit scheme, including those identified by the local community stakeholders, are taken into account in the determination of the current application (including restricting the levels of traffic using Woodcock Way, the importance of maintaining the significance and prominence of the Ivanhoe Way (Footpath O89) and the importance of securing inter-connectivity between the proposals and the wider Money Hill strategic growth location
- It is significant that the applicant has made a commitment to ensure inter-connectivity between the application site and the wider Money Hill site - should the Council grant planning permission for the development of the site it should be subject to suitable conditions to ensure that unhindered access is maintained between the proposals and the wider Money Hill strategic growth location
- The imposition of planning conditions to secure suitable access and permeability at the site would ensure the provision of strategic infrastructure, supporting facilities and services that would be delivered through the development of Money Hill could effectively serve the wider community and would ensure the access and movement strategy for the wider area could be coherently and comprehensively planned
- Reliance should not be placed upon the findings of the SHMA, as it does not reflect the full objectively assessed needs of the Council and it has not yet been subject to scrutiny in the local context through the Local Plan process
- District Council's calculations of housing land supply should not include sites which are subject of resolutions to grant planning permission as part of its calculation of its five year housing land supply

Additional Consultee Responses

In response to the submission of the updated Design and Access Statement has been submitted (and a further addendum) the District Council's Urban Designer considers that, subject to the imposition of conditions, a good standard of design could be achieved and therefore a development would be consistent with national, saved local and emerging local policies relating to good design. The details required to be included would, it is considered, be matters to be secured at the reserved matters stage and, therefore, it is recommended that they be referred to by way of an additional note to applicant (as opposed to by way of condition).

A further response has been received from **Leicestershire Police** expressing surprise that the matter of policing contributions is still being considered by the District Council, referring to ongoing discussions between the parties and requesting that a view be reached today. As set out in the report, the compliance of the contributions requested with the CIL Regulations remains unclear, and officers are not at this time satisfied, on the basis of the evidence provided, that the relevant tests would necessarily be met.

Officers have requested further information from the Police in relation to the outstanding applications to demonstrate compliance with the Regulations. However, the Police have indicated that they have no further representations to make and, therefore, the Council will determine its position based upon the information available to it in respect of each application.

RECOMMENDATION - ADD NOTE TO APPLICANT:

- 12 The applicants are advised that, at the reserved matters stage(s), the Local Planning Authority would be likely to require provision of a scheme as indicated in the Design and Access Statement Addendum (dated January 2015), and including lining of the proposed avenue with semi-mature trees and the provision of a minimum of two car parking spaces (regardless of tenure) increasing to three spaces for four bedroom and above. The reserved matters application(s) should also be accompanied by an updated Building for Life statement, demonstrating that the proposed development would perform well against the Building for Life 12 questions.

**A6 14/01082/FUL Change of use of agricultural barn to commercial use to include B2 and B8 use classes and associated parking/service area.
(Re-submission of 11/00748/FUL)
Cattle Shed, South Of Service Station, Atherstone Road, Appleby Magna**

Officer comment:

For the avoidance of doubt the description of development in respect of the previous application ref: 11/00748/FUL, on page 121 of the agenda within the planning history section should read as follows:-

11/00748/FUL - Change of use of agricultural barn to commercial units within B2 and B8 use classes with associated parking/service area - Approved 29 February 2012.

RECOMMENDATION: NO CHANGE TO RECOMMENDATION