

UPDATE SHEET

PLANNING COMMITTEE – 23rd June 2015

To be read in conjunction with the Head of Planning & 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

**A2 14/01040/OUT Erection of detached dwelling (outline - access, layout and external appearance included for determination)
Land at Main Street, Normanton le Heath**

Representations

5 additional letters of representation have been received which object on the following grounds:

- complete opposition to erection of any dwellings or businesses on this sensitive site;
- concerns regarding future equestrian/agricultural use of the site as if dwelling permitted future applications for such uses are likely to be considered more favourably;
- a series of smaller applications may be submitted to achieve a development that would clearly be unacceptable if presented as a whole;
- an application was turned down in Packington as it was close to a listed church and so the same result should apply here;

Other Matters

Reference is made in the Committee Report to the inclusion of conditions relating to archaeological matters, which were not included in the report. Therefore two additional conditions should be added using the wording suggested by the County Archaeologist in his comments on the previous application for three dwellings on the site.

Officer Comments

If further applications were received for business use on the site, then these would be considered on their own merits and matters relating to the sustainability of such proposals along

with other technical planning matters (e.g. highway safety, design and visual impact, residential amenities) would be taken into account.

The remainder of the land within the application site would remain as a field and could be used for agriculture or the grazing of horses without the need for planning permission. The keeping of horses on this land would require an application for planning permission.

Impact on the setting of the listed church has already been considered in the Committee Report and no new issues have been raised in respect of this matter.

There is an error in the wording of condition 8 as reference to other condition numbers have been missed out and the condition is therefore re-worded, below.

RECOMMENDATION: NO CHANGE TO RECOMMENDATION with amendments to condition 8 and the following additional conditions:

- 8 Notwithstanding the provisions of Part 1 (Classes A, B, C and E) of Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) the dwelling hereby permitted shall not be enlarged, improved or altered (excluding the installation of windows subject to the provisions of conditions 9 and 10) nor shall any building, enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse be provided within the curtilage of the dwelling, unless planning permission has first been granted by the Local Planning Authority.

Additional Conditions

18. No development shall commence on site until a programme of archaeological work, commencing with an initial phase of trial trenching, has been detailed within a Written Scheme of Investigation which has first been submitted to and approved in writing by the Local Planning Authority. The scheme shall include an assessment of significance and research questions; and:
- a) The programme and methodology of site investigation and recording (including the initial trial trenching, assessment of results and preparation of an appropriate mitigation scheme)
 - b) The programme for post-investigation assessment
 - c) Provision to be made for analysis of the site investigation and recording
 - d) Provision to be made for publication and dissemination of the analysis and records of the site investigation
 - e) Provision to be made for archive deposition of the analysis and records of the site investigation
 - f) Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

The development shall be undertaken in accordance with the approved Written Scheme of Investigation unless a variation is agreed in writing with the Local Planning Authority.

Reason: To ensure satisfactory archaeological investigation and recording.

19. The dwelling hereby approved shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition

18 and provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: To ensure satisfactory archaeological investigation and recording.

**A3 15/00204/FUL Construction of a detached two-storey dwelling
involving the formation of a new vehicular access
Off Melbourne Lane
1, Hallow Road, Breedon on the Hill**

Following the publication of the Committee report the Local Authority has received an additional representation from the occupant of No. 1 Melbourne Lane who maintains their objection to the application and whose comments are summarised as follows: -

- Ridge height of the dwelling is still significantly higher than heritage cottages opposite and due to the elevated land levels this will have a dominating and overpowering impact which will be harmful to the setting of the lane and cottages;
- Proposal will dominate the streetscape and materially and adversely change the character of the lane and therefore harmful to the Breedon conservation area;
- Property is on designated area of green space and the materials used for the dwelling will be out of keeping with the character of the lane;

Officer Comments

It is considered that the comments and concerns raised have been addressed within the Committee Report presented to Members.

RECOMMENDATION: NO CHANGE TO THE RECOMMENDATION.

**A4 15/00466/VCI Variation of condition 4 attached to planning permission
ref: 00/00403/PC to extend the hours of opening beyond
23:30 to 01:00 for 12 occasions a year.
Ashby Rugby Football Club, Nottingham Road
Ashby De La Zouch**

8 additional letters of support have been received, raising the same comments as those reported on in the main report.

For the avoidance of doubt there were 46 letters of support at the time of writing the main report.

RECOMMENDATION: NO CHANGE TO RECOMMENDATION.

**A5 15/00366/VCI Variation of condition 4 attached to planning permission ref:06/01140/FUL to extend the hours of lighting of the flood lights from 19:00 to 21:30 to 17:00-21:30
Ashby Rugby Football Club, Nottingham Road
Ashby De La Zouch**

8 additional letters of support have been received, raising the same comments as those reported on in the main report.

For the avoidance of doubt there were 46 letters of support at the time of writing the main report.

RECOMMENDATION: NO CHANGE TO RECOMMENDATION, subject to amending the following condition:-

Condition 1

The proposed development shall be carried out strictly in accordance with the following plan:

- the elevational drawings received by the Authority on 16 August 2006 and
- location plan/block plan drawing TTP/PP1.1 received by the Authority on 7 May 2015.