

UPDATE SHEET

PLANNING COMMITTEE – 14 April 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 14/00445/FULM Demolition of existing building and erection of 27 no. dwellings and associated infrastructure (Affordable housing to be provided within application reference 14/00444/FULM)
Land Adjoining Greenacres, Bosworth Road, Measham**

Additional information received:

The Council's Affordable Housing Enabler requested that in the event that on-site affordable housing provision was required on this site (and not on the New Street, Measham site ref: 14/000444/FULM) that two additional, two bedroomed dwellings would be required.

Accordingly the applicant has submitted a revised layout, which proposes a pair of semi-detached two bedroomed dwellings (plots 15 and 15a) in lieu of one detached four bedroomed property, which as a result has increased the number of dwellings from 26 to 27.

Statutory consultees have been consulted on the change, to allow for any revised responses and updated financial contributions. Given the minor nature of the amendment, the positioning and for the purposes of affordable tenure, no formal re-consultation has been undertaken with neighbouring dwellings.

The following responses have been received:-

No further comments or objection from:-

- a) The County Ecologist
- b) The County Footpath's Officer
- c) National Forest
- d) Natural England
- e) Environment Agency

Measham Parish Council maintains its objection.

Officer comment:

Affordable Housing

As previously discussed, the increase in number of units has arisen as a result of the need to provide 2 bedroomed affordable units, in the event that on site affordable housing is required to be provided on this site.

As set out in the main report, this scheme proposes a full open market scheme, with the intention that the affordable units are to be provided on a separate site – at New Street, Measham. The site at New Street is intended to provide the 8 units, (required in policy terms for this site), with an additional number of affordable units. It is, however, considered prudent to ensure that in the event that the New Street scheme did not receive planning permission, then the correct mix of affordable dwellings would still be able to be provided on this site.

The Council's Affordable Housing Enabler has also confirmed that if necessary, the Authority would accept four units on site, with the other four as a commuted sum. It is therefore intended that flexibility will be provided within the S106 Agreement to allow a series of scenarios, if necessary.

Developer Contributions

Following the increase in the number of units from 26 to 27, the revised financial contribution requests are as follows:-

- Play Space - £33,885.00
- Leisure - £25,968.00
- Education - £66,302.57 for the primary school sector – Measham Primary School and £49,558.93 for the upper school sector – Ashby School.
- Libraries - £820.00
- Civic Amenity - £882.00

For the avoidance of doubt the Council's Affordable Housing Enabler has confirmed that no further affordable units would be required for a scheme of 27 units, as 30% of 27 still requires 8 units.

The National Forest Health Care and River Mease DCS requirements have not changed. The Highways Contributions would be increased by one dwelling.

Following a rigorous, objective assessment, the Leisure financial request is not considered to meet the three tests of CIL-compliance as set out in Paragraph 204 of the NPPF and therefore this contribution request is ineligible.

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

Condition 2

The proposed development shall be carried out strictly in accordance with the following amended plans, unless otherwise required by a condition of this permission:

Site Location Plan 7059 P 02;
Existing Shed 1 7059/P/26;
Existing Shed 2 7059/P/27;
Aldersbrook House Type 7059/P/100;
Barnsbury House Type 7059/P/102 A;
Bayswater House Type 7059/P/103 A;
Grangewood House Type 7059/P/104;
Lichfield A House Type 7059/P/105;
Lichfield B House Type 7059/P/106;
Oxford House Type 7075/P/107 B and 7075/P/108 B;
Sherringham House Type 7059/P/111 A and 7059/P/112 A;
Wessington House Type 7059/P/109 and 70759/P/110 A;
Garages 7059/P/28 A;
Garages 7059/P/29 B;

received by the Local Planning Authority on 11 February 2015 and subsequent amended details:-

Streetscene 7059 P 113 A;
Belmont House Type 7059/P/101 C;

received by the Local Planning Authority on 11 March 2015 and

Site Layout 7059 P 01 N

received by the Local Planning Authority on 31 March 2015.

Reason: To determine the scope of this permission.

A3 **15/00063/FUL** **Demolition of existing fire station and erection of a new retail unit with associated car parking, landscaping and site works and external lighting**
Moir Fire Station, Shortheath Road, Moira

Representations

Ashby Woulds Town Council have confirmed that they have looked again at this application but have no further comment to make and no changes to our previous objection lodged.

The Council's Environmental Protection team has no environmental observations to make on the amended plans which include the external lighting.

Severn Trent Water has no objection subject to a condition.

The County Highway Authority has confirmed that their previous consultation response, continues to apply.

The Council's Urban Designer advises that whilst the revised plans fall short of his recommendations they are clearly an improvement and that good materials, further detailing, signage and landscaping should be secured by condition.

The National Forest Company advises that the amendments are an improvement and go some way to addressing the concerns raised in its initial response. However further improvements could still be made, including that timber cladding should be the most prominent material on the front elevation, that FSC timber and a non-standard approach to signage should be used, a landscaping condition imposed and a significant specimen tree planted to the site's frontage and that the car parking layout should be amended so that the store entrance is not positioned behind a parking space so that it is visible.

In response to the Urban Designer's comments, the applicant has set out details of the likely proposed cladding.

Other Matters

There is an error in the conclusion to the Committee Report, both within the Executive Summary on page 60 and pages 70-71, where it should state 'On balance it is considered that a reason for refusal based on the proposal not providing safe and suitable access or resulting in severe impacts on highway safety could not be justified in this case.'

Officer Comments

The objections already raised by Ashby Woulds Town Council remain unchanged and have been addressed in the main agenda.

As the Environmental Protection team has no objections to the proposed external lighting it is considered that this lighting would not result in an adverse impact on nearby residents.

A condition relating to foul and surface water drainage can be imposed as per Severn Trent Water's request, along with a note to applicant relating to the sewer crossing the site.

Some of the matters raised by the Urban Designer and the National Forest Company can be dealt with by suggested planning conditions. While the National Forest Company request the parking layout to be amended, so that the store entrance would not be directly behind a parking space, the applicant's agent has confirmed that this would not be possible without losing a car parking space and that, in any event, there is room to access the front of the store from the car park via the area demarked for loading only, which will always be clear within trading hours and is close to the store entrance. In addition, there is a pathway to the west of the site, allowing an unimpeded pedestrian route from the highway paths to the store entrance. Signage would be dealt with via a separate application for advertisement consent and a note to applicant can be included suggesting a non-standard approach for signage. The requirement for FSC timber cannot be included within a condition but can also be included as a note to applicant.

RECOMMENDATION: NO CHANGE TO RECOMMENDATION with amendments to conditions 3 and 11 and the following additional condition:

3 Notwithstanding the details shown on the submitted plans, no development shall commence on site until a schedule/representative samples of all external materials for the new building, including timber for the exposed 'open toes'/outriggers to the apex of the front gable end and the details of a plinth to the front elevation, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

11. Before first use of the development hereby approved, the following shall be provided:

(i) the access to the site in accordance with the details shown on Drawing Nos. 1095-180 Revision A and 1095-190 Revision E (Proposed Block Plan and Proposed Site Plan) with a gradient not exceeding 1:12 for the first 12 metres behind the highway boundary and the hardsurfacing agreed under condition 5;

(ii) the turning facilities in accordance with the details shown on Drawing Nos. 1095-180 Revision A and 1095-190 Revision E (Proposed Block Plan and Proposed Site Plan) and the hardsurfacing agreed under condition 5;

(iii) cycle parking in accordance with paragraph 3.3.2 of the Transport Statement - MA9932-TS-R03 (February 2015) undertaken by Millward;

(iii) visibility splays of 2.4 metres by 54 metres at the junction of the access with Shortheath Road in accordance with the standards contained in the current County Council design guide.

The access and turning area shall be surfaced with tarmacadam, concrete or similar hard bound material (not loose aggregate) as agreed under condition 5 for a distance of at least 12 metres behind the highway boundary and the splays, access, cycle parking and turning space shall thereafter be permanently so maintained. Nothing shall be allowed to grow above a height of 0.6 metres above ground level within the visibility splays.

Additional Condition

16 No development shall commence on site until such time as details of the means of surface water and foul sewage disposal from the site have been submitted to and agreed in writing by the Local Planning Authority. The

agreed scheme shall be provided before the development is first brought into use and thereafter so retained.

Reason: To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution.

Additional Notes to Applicant

- 7 You are advised that the FSC timber cladding, i.e. from sustainable sources, should be used, along with a non-standard approach to the proposed signage, e.g. the use of metal lettering applied to the timber panel.
- 8 Severn Trent Water advises that there is a public sewer located within the application site. You may not build close to, directly over or divert a public sewer without consent from Severn Trent Water and you are advised to contact them to discuss your proposals.