

UPDATE SHEET

PLANNING COMMITTEE – 02 February 2016

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 15/01078/OUTM Residential development (up to 91 dwellings) and associated infrastructure (outline - access only)
Re-submission of 15/00306/OUTM
Land North Of Butt Lane And East Of Hepworth Road, Woodville/Blackfordby**

Additional information received:

The applicant has submitted a further illustrative, indicative layout plan, which has amended and strengthened the landscaping.

The applicant has confirmed that the plan has incorporated a landscaping scheme focused on the rural context, creating character zones, incorporating extensive suds features, and generally embedding more tree planting areas that will break up the site and hence reduce its visual impact.

Letters of representation:

3 additional neighbour letters have been received. No new objections have been raised, which have not already been summarised within the main body of the report.

Officer comment:

It is considered that whilst layout and landscaping are not for consideration at this time, the amended illustrative layout has introduced a more 'landscaping led' approach, including increasing the level of woodland planting to the south of the site, which is welcomed to assist in the assimilation into the countryside. The precise details would be presented and considered at the reserved matters stage(s).

The issues raised by the additional letters have been considered within the main body of the report.

RECOMMENDATION: NO CHANGE TO RECOMMENDATION

A2

15/01097/FUL

**Erection of one detached dwelling
Land At Main Street, Normanton Le Heath**

Additional information received:

The applicant's agent has submitted a set of amended plans on which the extent of the Sensitive Area under Policy E1 of the adopted North West Leicestershire Local Plan is shown, to clarify the different land uses.

The agent also states that has the dwelling been in its original position as per the previous application it would have been harder to resist with little weight is currently afforded to Policies S3 and H4/1 of the adopted Local Plan when determining planning applications currently.

Letters of representation:

The Council's Environmental Protection team advises that there should not be any noise from a ground source heat pump as the pump is usually sited in the ground. Therefore the team still has no environmental observations.

The County Highway Authority has no further comments to make and refers to the site's previous history.

Severn Trent Water has no objection subject to a note to applicant.

1 additional neighbour letter has been received raising the following objections:-

- previously given assurances that the site is a green space that is not to be built on;
- the whole village is united in opposition to the application;
- in a democratic country the wishes of local people should be given prime consideration.

Officer comment:

Based on the Environmental Protection team's further comments, it is considered that the use of a ground source heat pump is unlikely to result in significant levels of noise and disturbance.

As noted in the Committee Report, it is a fundamental principle of planning legislation that each application should be assessed on its own merits. Other sites and previous proposals will be affected by a different set of circumstances and changes to national and local planning policies and guidance.

Matters relating to the principle and sustainability of the development, the Sensitive Area and highway safety are addressed in the Committee Report and no new issues are raised in respect of these matters. Condition 2 needs to be amended to reflect the submission of the amended plans.

RECOMMENDATION: NO CHANGE TO RECOMMENDATION with amendments to condition 2 as follows:

2. The proposed development shall be carried out strictly in accordance with the plan showing the red line boundary of the site and Drawing No. 2728_032 Rev B (Existing and Proposed Site Plans) received by the Local Planning Authority on 25 January 2016 unless otherwise required by a condition of this permission:

Reason- To determine the scope of this permission.

A3 15/01148/OUT Erection of four detached dwellings with associated off-street parking (outline – matters of access and layout for approval).
Land Off Lower Moor Road, Coleorton, Coalville.

Additional information received:

Fifteen additional letters of support to the development have been received. Correspondence has also been received to highlight that a letter circulated within the area advising people to object to the application has misled some people given that the correspondence was supplied on a photocopied version of the neighbour notification letter, with additional text, sent out by the District Council and which was signed by the Planning and Development Team Manager.

Three additional comments objecting to the development have also been received. In terms of the representations received objecting to the application these comments are largely based around the decision made by the Planning Department to report the application to the February Planning Committee knowing that Councillor Boam would not be able to attend even though he 'called in' the application and is the Local Ward Member for Coleorton as well as the view that a decision on the application has been 'fast-tracked'. Further issues associated with highway safety have also been raised. It has also been verbally stated by an objector that the letters of support for the development are predominately a standardised letter template and as such letters of the same template should be combined as one objection (i.e. a petition) rather than being viewed as individual submissions.

Officer comment:

The sixteen letters of support raise no new issues which have not already been highlighted in the Committee report presented.

In respect of the comments received from objectors relating to the processing of the application it is noted that the eight week determination date of the application was the 28th January 2016 and as such it is difficult to support a view that a decision on the application has been 'fast-tracked'. It has also been highlighted, separately, to the objectors that whilst an elected Ward Councillor is entitled to request a planning application to be considered by the Committee, he or she is not entitled to choose which meeting will determine the application in the same way an applicant is not entitled to choose the meeting date. As such the application will be considered in accordance with the rules, in public, and therefore there is no reason why it cannot be considered by the Planning Committee in the absence of Councillor Boam.

Having also had an opportunity to review the correspondence received in support of the application it is considered that although similar reasons to support the proposal are raised the wording used in each correspondence is different. On this basis the supporting correspondence would be considered as individual representations rather than collectively being grouped as correspondence which is simply signed in the same way a petition would be.

The issues associated with highway safety have already been assessed in the Committee Report presented to Members with it being highlighted that the County Highways Authority has no objections.

RECOMMENDATION: No change to recommendation.

A4 **15/01062/OUT** **Erection of one new dwelling (Outline – access, layout and scale)**
Land Adjoining Mill Hill Farm, Station Road, Ibstock

Additional information received:

Severn Trent Water Limited raises no objections to the proposed development subject to a note to applicant being included should planning permission be granted. This would inform the applicant to apply to Severn Trent Water to use or reuse sewer connections either direct or indirect to the public sewerage system.

Officer comment:

In respect of the comments from Severn Trent Water, a new note to applicant is recommended to ensure the applicant is aware of their responsibilities in relation to sewer connections and the protection of sewers.

RECOMMENDATION: No change to the recommendation, but add the following note to applicant:

- 3 Please note for the use or reuse of sewer connections either direct or indirect to the public sewerage system the applicant will be required to make a formal application to the Severn Trent Water under Section 106 of the Water Industry Act 1991. They may obtain copies of our current guidance notes and application form from either our website (www.stwater.co.uk) or by contacting our New Connections Team (Tel: 0800 707 6600).

Severn Trent Water advise that although our statutory sewer records do not show any public sewers within the area you have specified, there may be sewers that have been recently adopted under The Transfer Of Sewer Regulations 2011. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent and you are advised to contact Severn Trent Water to discuss your proposals. Severn Trent will seek to assist you obtaining a solution which protects both the public sewer and the building.