

UPDATE SHEET

PLANNING COMMITTEE – 07 June 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 16/00070/FULM **Erection of 28 dwellings together with public open space, national forest planting, landscaping, drainage infrastructure and vehicular access**
Land At Loughborough Road, Whitwick

Additional information received:

A further letter of representation has been received in respect of flooding.

Officer comment:

In respect of flooding, both the Environment Agency (EA) and the Lead Local Flood Authority (LLFA) have been consulted on the application. The EA have referred the Local Planning Authority to the LLFA for comments on the application. The LLFA originally objected to the proposed scheme as the Flood Risk Assessment did not assess the greenfield runoff rate and further ground investigation works and modelling were required. Following the submission of an amended Flood Risk Assessment the LLFA now consider that the proposed scheme is acceptable subject to the inclusion of relevant planning conditions.

RECOMMENDATION: No change to recommendation

A2 **16/00352/FUL** **Erection of three dwellings with associated off-street parking and garages**
Land at Lower Moor Road, Coleorton, Coalville,
Leicestershire, LE67 8FN.

Additional information received:

Following the publication of the Committee agenda a further two letters in support of the application have been received along with two additional objections.

The basis of the objections is that the application site is on Greenfield land, it falls outside the Local Plan on an area of architectural and historic significance, it would erode the rural aspect and beauty of the village with the dwellings provided not being affordable, that the dwellings are not in keeping with the character of the surrounding area and would lead to a ribbon development.

Supporting comments have identified that additional dwellings will help sustain the services which are available, that the Lower Moor Road area of Coleorton is sustainable and that the houses are well designed with the provision of office accommodation supporting home working.

Statutory consultee comments have also now been received from the County Council Ecologist and The Coal Authority who have raised no objections although consultation responses from Worthington Parish Council and Severn Trent Water remain outstanding.

Officer comment:

It is considered that the issues raised in the additional third party representations received (both objecting to and supporting the development) have already been addressed in the Officer report which has been presented to Members.

The comments of the Coal Authority do not require the imposition of any conditions although a note to the applicant is advised.

With regards to the comments of the County Council Ecologist these outline that there would be no objections subject to the retention of the hedges to the east and south boundaries (apart from the gaps which would be created for individual house access drives) and that new native species hedges should be planted between the new properties and along the rear fence. Suggested condition 5 covers soft landscaping and in discharging any scheme under this condition it could be ensured that the relevant hedgerows are retained and that additional planting is provided.

Any comments received from Worthington Parish Council or Severn Trent Water will be verbally reported to Members.

RECOMMENDATION: No change to recommendation subject to the following additional note to the applicant.

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority

website at: www.gov.uk/government/organisations/the-coal-authority.

Property specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com.

A4 16/00372/FULM Erection of three terraced dwellings and a triple garage block
Private Road, Standard Hill, Coalville

Additional information received:

A further letter of representation has been received (and also sent directly to the County Highway Authority) indicating that there have been further accidents in the area and that the proposal would result in additional vehicles using the access.

Officer comment:

The County Highway Authority has provided a response to the points raised by the letter of representation. In relation to the further accidents, following detailed investigation of LCC records, neither of these accidents appear to relate to a safety problem caused by restricted visibility at the junction of the private road with Standard Hill. In light of this, and taking into consideration the available visibility at the junction and the available width and pedestrian visibility splays, it is considered that it is unlikely that it would be possible to sustain a reason for refusal of the Applicant's specific proposals in the event of an appeal.

RECOMMENDATION: No change to recommendation.