

UPDATE SHEET

PLANNING COMMITTEE – 02 August 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	15/00512/OUTM	<p>Development of 605 residential dwellings including a 60 unit extra care centre (C2), a new primary school (D1), a new nursery school (D1), a new community hall (D1), new neighbourhood retail use (A1), new public open space and vehicular access from the A511 and Nottingham Road (outline - all matters other than part access reserved)</p> <p>Money Hill Site North of Nottingham Road and South of A511 Ashby De La Zouch</p>
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Additional Representations

Copies of representations forwarded direct to members by the Nottingham Road and Wood Street Action Group (NoRAG) and the Ashby de la Zouch Civic Society have been received setting out their further objections to the development, as follows:

- No change to scheme from that previously considered
- Unsafe form of access
- County Highway Authority unhappy with the proposals
- Out of date supporting information
- Increased congestion
- Contrary to the Publication Version Local Plan and the Secretary of State's recommendations
- Proposed car park not needed

NO CHANGE TO RECOMMENDATION

A4 **16/00542/FULM** **Residential development of up to 16 dwellings and associated infrastructure (outline - means of access for approval)**
Land At Worthington Lane, Newbold

Additional information received:

The planning agent has provided the following additional information:

- 1) Newbold has a much larger public play area and sports field which is located to the rear of Newbold Primary School and is 680 metres away.
- 2) The Committee Report indicates that previous applications in Newbold were deemed to be sustainable as they were located to the southern part of the settlement and could, therefore, access services in Coleorton. This statement is misleading as the previous Committee Report made no mention of services available at Coleorton.
- 3) There are employment opportunities available on foot, cycle and bus including Pipe Yard, TNT, Eden Tree Care, East Midlands Airport etc. The village is also inter-connected with Worthington with residents using the post office and village store in Worthington to carry out their weekly shop.
- 4) The hedgerow which borders the site is actually 2 metres in height and not 1.2 metres in height.

Officer comment:

Whilst the comments of the applicant's agent are noted they are not considered to fundamentally alter the conclusions reached that the development would not represent sustainable development.

RECOMMENDATION: No change to recommendation.

A5 **15/00732/FULM** **Demolition of existing mill and associated buildings and erection of 19 no. dwellings and associated works**
Holywell Mill, Burton Road, Ashby De La Zouch

The committee report text and Condition 15 require that an updated bat survey will be required if the development does not commence within three years of the original bat survey. The original bat survey was actually carried out in February 2015 and not February 2014 as originally outlined in the committee report.

RECOMMENDATION: Amend condition 15 to state the following:

Should the demolition not commence for three years since the last survey (February 2015) an updated bat survey will be required to be submitted to and approved by the Local Planning Authority.

Reason - In the interests of protected species on the site.

**A6 16/00562/OUT Residential development of three dwellings
with formation of new vehicular access onto
Top Road (Outline application access and
layout for approval)
Land at Top Road, Griffydam**

Additional Representations

Two further representations have been received, supporting the application on the following grounds:

- Site is within a popular part of North West Leicestershire
- Will relieve upward pressure on house prices
- Sensitive layout
- Good access to local school and nearby towns
- Will encourage investment in amenities such as play areas, shops and a pub
- There has been very little development in the village in recent years so a small development would enhance the village.

NO CHANGE TO RECOMMENDATION