

PLANNING COMMITTEE: 5th July 2016
SUPPLEMENTARY INFORMATION

The “Supplementary Information” report supplements the main Planning Agenda. It is produced on the day of the Committee and is circulated at the Committee meeting. It is used as a means of reporting matters that have arisen after the Agenda has been completed/circulated, which the Committee should be aware of before considering any application reported for determination.

Correspondence received is available for inspection.

All Agenda Items: Five Year Supply Update

The Council produces bi-annual monitoring reports on the level of housing supply within the District. These reports include a five year housing land supply calculation and a housing trajectory for the remainder of the DP period. The latest report of 22nd June 2016 covers the period from 1 April 2016 to 31 March 2021 and demonstrates a housing supply of 4.66 years

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16/00037/OUT	Outline application for residential development of up to 65 units dwellings with associated infrastructure and public open space (means of access to be considered); Land Off Winckley Close, Houghton On The Hill
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Updated Consultee Comments – LCC Ecology
County Ecology have removed their Holding Objection

Local Community Representation

A total of 295 objection letters/emails/on-line comments have been received (please note this total number does include some comments from the same households and/or additional comments relating to amended plans).

Additional Information: Gas Main

A letter has been sent to the Applicant on behalf of a group of residents seeking reassurance on the subject of the high pressure gas main running through the site. The Applicant has advised the case officer “*Clearly, providing for safe construction and occupation is a shared objective of all parties... the applicant is cognisant of the concerns expressed within it*”

Additional Information: GCN Mitigation Strategy

The applicant has submitted an updated GCN mitigation strategy to reflect the reduction in the number of units.

Appendix A - Revised Education Developer Contributions

Primary School Sector Requirement - £139,380.60

The site falls within the catchment area of Houghton on the Hill C of E Primary School. The School has a net capacity of 210 and 232 pupils are projected on the roll should this development proceed; a deficit of 22 pupil places. A total of 6 pupil places are included in the forecast for this school from S106 agreements for other developments in this area and

have to be discounted. This reduces the total deficit for this school to 16 pupil places.

There are no other primary schools within a two mile walking distance of the development. A claim for an education contribution is therefore justified

This contribution would be used to accommodate the capacity issues created by the proposed development by improving, remodelling or enhancing existing facilities at Houghton on the Hill C of E Primary School.

Secondary School (11-18) Sector Requirement - £173.934.00

The site falls within the catchment area of The Beauchamp College and Oadby Gartree High School. The Schools have a joint net capacity of 3059 and 3293 pupils are projected on roll should this development proceed; a deficit of 234 pupil places. A total of 155 pupil places are included in the forecast for these schools from S106 agreements for other developments in this area and have to be discounted. This reduces the deficit to 79 pupil places

This contribution would be used to accommodate the capacity issues created by the proposed development by improving, remodelling or enhancing existing facilities at The Beauchamp College and Gartree High School.

Revised Suggested Condition 3

The condition needs to amending to include the Means of Access Dwg 005

Revised Suggested Condition 4

The condition needs amending to reflect the latest illustrative masterplan V6c

Revised Suggested Condition 19

To reflect the updated GCN Mitigation Strategy, Condition 19 should be revised to:

“The development hereby approved shall be carried out in accordance with the recommendations in section 6 of the Extended Phase 1 Habitat Survey (REC, January 2016) and the GCN Mitigation Strategy (REC, June 2016).”

Proposed Suggested Condition 24

Landscape mitigation to the western part of the site is critical to achieve successful integration. As such an advance planting scheme is recommended.

“No development shall commence on site until an advance planting plan has been submitted to and approved in writing by the Local Planning Authority. The agreed advance planting plan shall be implemented in the first planting season following the commencement of development and subsequently maintained.”

REASON: “To ensure that the proposed development is successful assimilated into the landscape and to ensure the landscape mitigation is delivered at the earliest possible stage of development”

16/00115/OUT	Outline planning application for up to 27 No dwellings (including affordable housing), plus accesses to the public highway (means of access to be considered only); Land East Side of Mill Lane, Gilmorton
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Additional representation received from Tealby Farm Nursery – NE of site

The additional representation makes the following points:

- The neighbouring land at Tealby Farm nursery has been incorrectly referred to as garden, this is instead agricultural, with part of it set aside for seasonal use as a caravan and camping club
- This site has been planted with hundreds of native trees, in spinneys, field corners and along field boundaries
- The ecology report submitted fails to identify an existing badger sett, adjacent to the development site, along the northern boundary
- The native hedge bordering the land should be conditioned for retention, and that properties should be sufficiently set back from the eastern boundary so not to affect the roots of boundary trees

Additional comments received from LCC Ecology:

- As it's an outline application, an updated badger survey report which includes Tealby Farm Nursery land is required before the detailed reserved matters application. It might be necessary (depending on the exact location of the sett) to amend the layout from the illustrative layout that has been submitted with the outline application to create the necessary 20m buffer zone.

The additional comments received are considered to be suitable covered through proposed condition 14:

No development shall commence on site until further ecological surveys for badgers and great crested newts have been carried out (in optimum conditions) in support of either the Reserved Matters application or the commencement of the development, whichever is soonest after May 2018, and the results and mitigation measures have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be implemented in accordance with the approved details and shall be retained as such in perpetuity.

REASON: In the interests of wildlife and nature conservation and to accord with Harborough District Core Strategy Policy CS11.

16/00286/OUT	Outline planning permission for up to 11,368m ² of commercial/industrial floorspace, up to 882m ² of office floorspace and up to 294m ² of retail floorspace (all matters other than means of access are reserved), Land to South and West of Priory Business Park, Kibworth
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Additional Supporting Information from Applicant

The Applicant submitted a letter (5th July 2016) to the LPA from a current tenant of the existing business park looking for more space. The letter can be viewed on-line.

16/00377/FUL	Erection of a single storey front and two storey rear extensions and associated works; 14 Chatsworth Drive, Market Harborough
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HDC became aware 4th July that one objector has not been notified of the committee meeting. In response the objector was emailed and asked if they wanted to be registered to speak, and it was confirmed several of the adjacent neighbours have registered. The objector has made a written representation which is available online.

The Council's Statement of Community Involvement (SCI, March 2015) at 9.14 states: *When an application is due to be presented to Planning Committee, the Council will notify all known objectors and supporters of the proposal of the date and time of the relevant Planning Committee as much as it reasonably can, and/or make provision for such information to be available, for example through its website and online planning service.*

Whilst it is regrettable one notification was missed in the context of the Council response and its SCI no prejudice or harm is caused, and deferring a decision is unnecessary delay.

16/00501/FUL	Erection of a detached double garage and creation of access (revised scheme of 15/00425/FUL); Walnut End, Chapel Lane, Walton
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Statement from Applicant:

“In coming to a decision regarding the above planning application, I ask the Planning Committee to consider the following points.

The ‘Highways Advice to Planning Authority’ States: “The applicant has failed to demonstrate that appropriate visibility can be achieved at the proposed vehicular access”.

In my 1st application 15/00425/FUL, Highways stated that this access was acceptable without reservation. In the resubmission exactly the same access details were shown, with the exception of a turning point within the property, as Highways stated it was not required. It was therefore reasonable to conclude that Highways didn’t require additional information to prove access visibility, over that already provided.

The proposed new access is inside the 30 mile speed restriction.

On the south side of the proposed new access, immediately adjacent, there is an existing field entrance in use.

The new access will be onto Kilworth Road which is an unclassified, single track road, used chiefly by agricultural vehicles, dog walker’s and light traffic accessing/leaving the east end of Walton.

Due to its single carriageway and the winding path Kilworth Road takes, vehicles travel cautiously well below the speed limit, on the approach to the 30 mile zone and proposed new access.

In order to create improved visibility to all road users, I suggest cutting the hedge back on the south side of the proposed access to the field side of the ditch. This would achieve optimum visibility. I have already spoken to the current landowner to this effect and offered to take annual responsibility for keeping it cut back to maintain an improved adequate visibility splay, thereby allaying any concerns Highways have raised re safety.

Additional comment from LCC Highways:

“Further to previous formal highways response whilst the visibility splays demonstrated at the access fall short of that required by design guidance I would note traffic flows in the vicinity to be very low and so the potential for highway danger is reduced. On this basis it would be difficult to defend at appeal a refusal on highways grounds to the above application.” (1st July 2016)

Following the receipt of the above and in order to address the Highways officer’s concern regarding visibility, the following Grampian condition is recommended:

5. Before the development hereby permitted is brought into use, the hedge to the south of the existing field access south of the site shall be reduced in height and maintained in perpetuity. Any new or replacement hedge shall not be set with, nor allowed to grow to a height exceeding the reduced height and thereafter be permanently so maintained.

REASON: To afford adequate visibility at the access to cater for the expected volume of traffic joining the existing highway network and in the interests of general highway safety and to accord with Harborough District Core Strategy Policy CS11.

16/00562/FUL	Erection of an agricultural workers dwelling and associated parking; car port and landscaping, Land OS5422 and 6331, Moorbarns Lane, Lutterworth
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Planning Committee Speakers List – 5th July 2016

Speakers please note that the Council's constitution requires evening meetings to end at 9.30pm, unless the Committee votes to continue the meeting. If a meeting does adjourn at 9.30pm, remaining business will be considered at a time and date fixed by the Chairman or at the next ordinary meeting of the Committee and the existing speakers list will be carried forward.

Application no.	Parish	Speaker	Type
16/00037/OUT	Houghton on the Hill	Ian Hill	PC
		Sarah Nicolson	O
		Deviesh Raikundalia	O
		Alan Mangham	O
		Simon Thodey	O
		Alan Wells	O
		Sarah Jinks	A
16/00115/OUT	Gilmorton	Mike Pain	O
		Laura Herbert	O
		Ben Herbert	O
		David Burgess	O
		Bob Morris	O
		Julian Kent	O
		Paul Johnson	A
16/00286/OUT	Kibworth Harcourt	Janet Riley	O
		Geoff Armstrong	AG
16/00377/FUL	Market Harborough	Nicola Carlton	O
		Nicholas Morrell	O
		Evelyn Morrell	O
		Nick Moorhouse	O
		David Quayle	O
		Danielle Burbidge	A
16/00501/FUL	Kimcote & Walton		
16/00562/FUL	Lutterworth		

Key to Speaker Type: O = Objector, S = Supporter, PC = Parish Council, A = Applicant/on behalf of applicant, AG = Agent, WM = Ward Member