

PLANNING COMMITTEE: 7th November 2017
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.

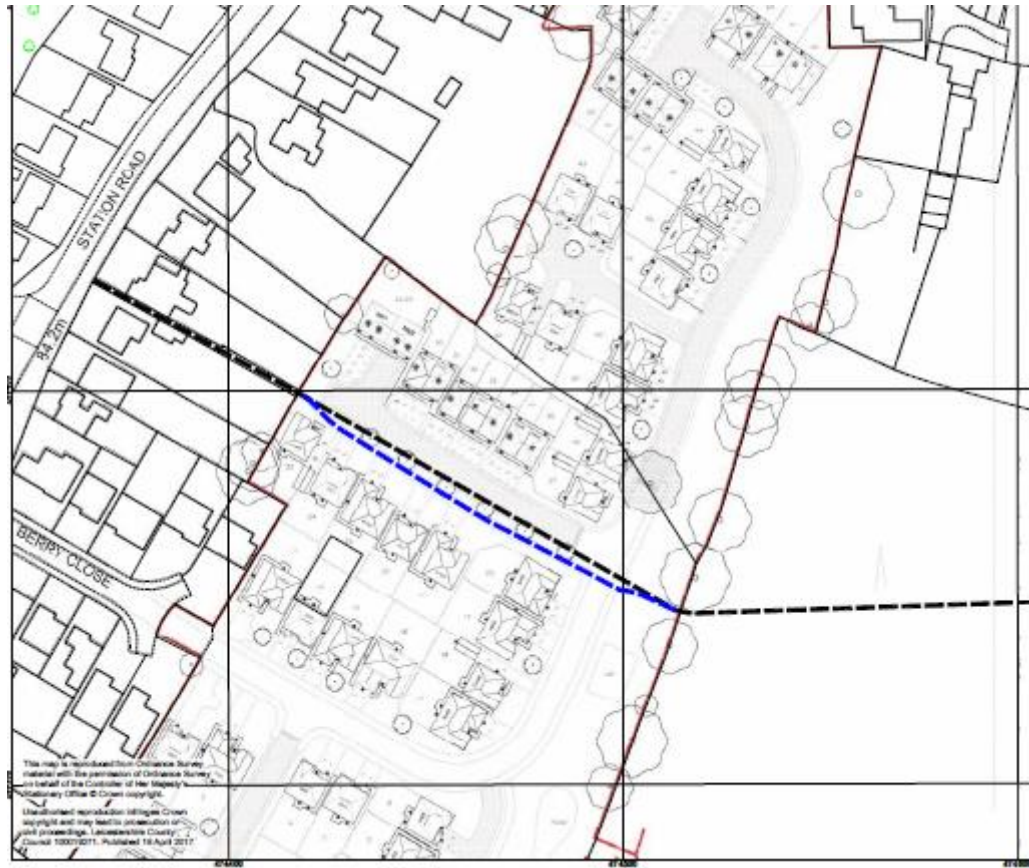
Correspondence received is available for inspection.

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16/02030/FUL	Erection of up to 8,550sq m of B1 (Business)/B2 (General Industrial) and B8 (Storage or Distribution) employment land (all matters reserved): Land Rear Of Unit 4, Marlborough Drive, Fleckney
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17/00138/REM	Erection of 62 dwellings (Reserved Matters of 15/01425/OUT including details of layout, scale, appearance and landscaping): Land off Berry Close, Great Bowden
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HDC has been informed during the past week by Redrow of its intention to apply to HDC for the diversion of footpath A54.



This appears necessary as part of the outline approval and reserved matters if permitted. If progressed it is a separate process to the planning decision.

Recommendation:

The suggested condition 1 to include Planning Layout 01 Rev F.

17/00500/FUL	Erection of 45 retirement living apartments with associated access, parking and outdoor amenity space. Land at St Wilfrids Close, Kibworth Beauchamp, Leicestershire
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Section 4 a), Paragraph 4.4:

An additional representation has been received from Kibworth Beauchamp Parish Council:

“We note that the Kibworth Villages Neighbourhood Plan will be considered by the Executive on Monday 6th November, and that approval is recommended. We have not received formal advice of this.

Consequently, we request that specific reference to the Plan and the relevant policies within it is presented to members of the Planning Committee meeting on the following evening when Planning Application 17/00500/FUL is considered.

If this is not possible due to the timescale, we request that a decision on this planning application is postponed until after the referendum (proposed date - 25th January 2018).

Please could you also advise the Kibworth Parish Councils of the requested amendment from a landowner (Paper No 2 Item 2.1). We have not been informed of this amendment which we believe is a statutory requirement of the Neighbourhood Planning process.”

Section 5 b), Paragraph 5.5:

Update on Neighbourhood Plan

The Examiner’s report and recommended modifications in respect of The Kibworths Neighbourhood Plan has now been reported to the Council’s Executive Committee, on 6th November 2017. The outcome of this that this has been approved by the Executive Committee, in which case can move forward to the Referendum stage.

The emerging Neighbourhood Plan has yet to go through Referendum, in which case this holds limited weight.

Relevant policies of emerging Neighbourhood Plan include the following:

Policy SD1: Limits to Development

“Development shall be located within the Limits to Development as defined on the Proposals Map unless there are special circumstances to justify its location in the countryside outside the Limits of Development.”

Officer Assessment: The application site is located within the Development Limits of Kibworth (Kibworth Beauchamp and Kibworth Harcourt), in which case the proposed development would be in accordance with Policy SD1.

POLICY H1: WINDFALL SITES

“Small scale development proposals for infill and redevelopment sites will be supported where:

1) It is within the Limits to Development:

- 2) It helps to meet the identified housing requirement for the Plan area in terms of housing mix;
- 3) It maintains and where possible enhances the character of the built environment;
- 4) It is of an appropriate scale which reflects the size, character and level of service provision within the Plan area;
- 5) It retains natural boundaries such as trees, hedges and streams;
- 6) It provides for a safe vehicular and pedestrian access to the site and any traffic generation and parking impact created does not result in an unacceptable direct or cumulative impact on congestion or road and pedestrian safety;
- 7) It does not result in an unacceptable loss of amenity for neighbouring occupiers by reason of loss of privacy, loss of daylight, visual intrusion or noise; and:
- 8) It does not reduce garden space to an extent where it adversely impacts on the character of the area, or the amenity of neighbours and the occupiers of the dwelling.”

Officer Assessment: As demonstrated within the Officer’s Committee Report, it is considered that the proposed development would be in accordance with Policy H1.

POLICY H3: HOUSING MIX

“To meet the future needs of the residents of the Plan area, new housing development proposals should provide a mixture of housing types specifically to meet identified local needs in the Kibworth villages. Priority should be given to dwellings of three bedrooms or fewer and to homes for older people.”

Officer Assessment: This application proposes a mixture of 1 no. and 2 no. bed retirement apartments, aimed at persons aged 55-years and over, to meet an identified need in this location. It is considered that the proposed development would be in accordance with Policy H3.

POLICY H4: BUILDING DESIGN PRINCIPLES

“All new development proposals of one or more houses, replacement dwellings and extensions should satisfy the following building design principles:

- 1) Design principles that apply to the Conservation Area should be applied where development is adjacent to the Conservation Area to help ensure a controlled transition between the Conservation Area and new development outside the Conservation Area;
- 2) Innovative and inventive designs with varied house types, building widths, styles, details, facing and roofing materials reflecting a varied street scene will be supported. On developments of ten or more dwellings, housing development should be predominantly two-storey with any three-storey dwellings being spread throughout the development;
- 3) The character, scale, mass, density and layout of the development should fit with the surrounding area, including external roof and wall materials, and should not adversely impact on the visual amenity of the street scene or wider landscape views;
- 4) Where appropriate, the provision of village greens and squares will be supported;
- 5) Different tenures must be fully integrated into the development (‘tenure blind’);
- 6) Schemes, where appropriate, should contain a fully worked up landscape proposal. Hedges and native trees should be retained. Plot enclosures should, where possible, be native hedging, wooden fencing or stone/brick wall of local design. Enhancements are to be made to the biodiversity of the scheme, for example provision for swifts, hirundines, house sparrows, other birds, bats and hedgehogs;
- 7) Security lighting should be appropriate, unobtrusive and energy efficient;
- 8) Developments, where appropriate, should incorporate sustainable design and construction techniques to meet high standards for energy and water efficiency.”

Officer Assessment: As demonstrated within the Officer's Committee Report, it is considered that the proposed development would be in accordance with Policy H4.

POLICY H5: RESIDENTIAL CAR PARKING

"New residential development should incorporate sufficient parking provision to meet the needs of future residents in accordance with the Leicestershire parking standards except that:

- 1) New residential development shall include the following minimum number of car parking spaces:*
- 2) 4+ bedroomed dwellings shall have a minimum of 4 off-street parking spaces within the curtilage of each dwelling.*
- 3) Extensions to existing dwellings should not result in the loss of parking spaces below the minimum level."*

Officer Assessment: As outlined in Paragraphs 6.127 to 6.133, it is considered that the proposed vehicular parking provision would be in accordance with Leicestershire County Council Highways' 'The 6C's Design Guide', in which case the proposed development would be in accordance with Policy H5.

POLICY H6: REFUSE STORAGE

"New homes are to be designed so that they can accommodate storage containers compliant with the collection system. This currently comprises three wheelie bins which occupy a space 0.75 x 1.8m. This hardstanding must be separate but can be adjacent to private car parking spaces.

In the case of terraced housing, paths or private/shared passageways must be provided at ground floor level between the houses to allow free and easy movement of refuse bins."

Officer Assessment: The provision of Storage Facilities for Refuse and Recycling Materials will be secured by Condition in the event of planning permission being granted. See Condition 11 in Appendix B of the Officer Report.

POLICY H7: EXTERNAL STORAGE

"New residential development shall include provision for secure external storage at the following minimum standard:

<i>Size of dwelling</i>	<i>External storage area</i>
<i>1 and 2 bedroomed dwellings</i>	<i>3 sqm</i>
<i>3 bedroomed dwellings</i>	<i>3.5 sqm</i>
<i>4+ bedroomed dwellings</i>	<i>4.0 sqm"</i>

Officer Assessment: The provision of Storage Facilities for mobility scooter and cycle storage, which would fall within the provisions of Policy H7, will be secured by Condition in the event of planning permission being granted. See Condition 10 in Appendix B of the Officer Report.

POLICY ENV2: IMPORTANT TREES AND WOODLAND

"Development proposals should be laid out and designed to avoid damage to or loss of woodland and trees of arboricultural and ecological significance and amenity value will be resisted. Proposals should be designed to retain such trees where possible. Trees that are

lost or damaged should be replaced on a two-for-one basis using semi mature trees planted in accordance with the British Standard on Trees BS5837:2012.

Major developments including residential development of ten or more dwellings should include a contribution to Green Infrastructure, the characteristic wooded appearance of the villages, and the principle of ‘allowing space for trees’ in the form of new planting, including street trees, spinneys and individual trees, at a scale appropriate to the size of the development, and on land allocated for the purpose.”

Officer Assessment: Arboricultural matters have been addressed within Paragraphs 6.140 to 6.152 of the Report. In this case it is considered that the proposed development would be in accordance with Policy ENV2.

POLICY ENV3: BIODIVERSITY

“Development proposals should protect local habitats and species, in accordance with the status of the site, especially those identified as candidate (cLWS), proposed (pLWS) or validated Local Wildlife Sites (LWS), or those covered by relevant English and European legislation, and, where possible, to create new habitats for wildlife.

The Plan will designate a wildlife corridor is designated along the course of the Burton Brook as shown on the proposals map.”

Officer Assessment: Ecological matters have been addressed within Paragraphs 6.153 to 6.161 of the Report. In this case it is considered that the proposed development would be in accordance with Policy ENV3.

POLICY ENV4: RIDGE AND FURROW FIELDS

“The surviving areas of Ridge and Furrow fields are non-designated heritage assets and any harm arising from a development proposal will need to be balanced against their significance as heritage assets.”

Officer Assessment: Archaeological/heritage matters have been addressed within Paragraphs 6.70 to 6.86 of the Report. Whilst the proposed development would likely destroy the evidence of the ridge and furrow earthworks on-site, Leicestershire County Council’s Archaeology department were consulted on this application, and no objection has been raised.

POLICY ENV8: WATERCOURSES AND FLOODING

“The sequential test is required in flood zones 2 and 3 and in flood zone 1 for developments. In addition, development proposals in areas adjacent to zones 2 and 3 should take account of the forecast flooding levels arising as a result of climate change.

Every development proposal in the Plan Area will be required to demonstrate that:

- 1) Its location takes geology, hydrology and flood risk into account;*
- 2) Its design includes, as appropriate, sustainable drainage systems (SuDS), surface water management measures and permeable surfaces; and*
- 3) It does not increase the risk of flooding downstream.”*

Officer Assessment: Flood risk/drainage matters have been addressed within Paragraphs 6.162 to 6.177 of the Report.

POLICY T1: TRANSPORT ASSESSMENT FOR NEW HOUSING DEVELOPMENT

“Transport assessments for new housing development should demonstrate that:

- 1) *The cumulative impact on traffic flows on the strategic and local highway network, including the roads within and leading to the village centre, will not be severe, unless appropriate mitigation measures are undertaken where feasible;*
- 2) *Provision is made for accessible and efficient public transport routes within the development site or the improvement of public transport facilities to serve the development;*
- 3) *Improvements to pedestrian and cycle routes are incorporated to serve the development, where appropriate, and to provide safe, convenient and attractive routes to shops, employment, schools and community facilities and which are integrated into wider networks;*
- 4) *It retains existing rights of way or provides acceptable diversions;*
- 5) *It incorporates adequate parking and manoeuvring space within the development in accordance with the Highway Authority's standards and Neighbourhood Plan Policy H8; and:*
- 6) *Travel packs are to be provided on residential developments to encourage sustainable forms of transport and to promote existing pedestrian and cycle routes."*

Officer Assessment: Highway matters have been addressed within Paragraphs 6.100 to 6.139 of the Report. Leicestershire County Council Highways were consulted on this application. Their advice states *"the residual cumulative impacts of development can be mitigated and are not considered severe in accordance with Paragraph 32 of the NPPF, subject to the Conditions and Contributions outlined in this report."* Accordingly, subject to planning conditions (see Conditions 7, 8 and 9, Appendix B), and the contribution outlined in Appendix A, towards improvements for the A6 Leicester Road /Wistow Road roundabout and the A6 Harborough Road / New Road junction as outlined within Leicestershire County Council Highways' consultation response, the Local Highways Authority has raised no objection to the proposed development.

17/00532/OUT	Erection of up to 65 dwellings with all matters reserved except for access: Land at the Summit of Kettering Road, MH
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17/00654/FUL	Erection of two detached dwellings and associated parking and installation of new access (revised scheme of 15/01129/FUL): Ashby House Farm, Church Lane, Hungarton
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17/00741/OUT	Outline application for the erection of up to 8 dwellings (access to be considered): Land Adj Broughton Hall Fencing, Mill Lane, Gilmorton
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Correction to Main Report

Para.1.4: Public Footpath Y93 runs to the north-east of the site not the west.

Additional Representations and Revised Conditions

LCC (Ecology) – further advice regarding conditions relating to the protection of great crested newts has been received. The trapping and moving of newts is legally required by the licence required from Natural England as referred to in the submitted amphibian assessment. A condition requiring the development be carried out in accordance with the recommendations of the submitted ecological report and amphibian assessment is recommended. Specific details in respect of the timing for provision of the newt corridor and associated fencing off have been provided by the County Ecologist. However, given the level of detail involved it is considered more appropriate to incorporate the requirement for this information in a revised condition as set out below.

GCN Mitigation (Condition 19 of Main Report)

Notwithstanding the submitted drawings and associated information regarding Great Crested Newt mitigation, the layout submitted as a reserved matter shall incorporate a 4m wide belt of natural vegetation outside of the proposed private gardens along the western boundary of the site from the rear of 9 Burdett Close, along the rear gardens of dwellings on Home Farm Close. This corridor shall be provided, protected and maintained in accordance with a timescale, details and programme of maintenance to be agreed in writing with the Local Planning Authority prior to the commencement of development and thereafter, along with the hedgerow boundary to the north of the site, shall be retained in perpetuity.

REASON: To ensure connectivity between the Great Crested Newt population in the pond in the rear garden of 9 Burdett Close and the main population in ponds to the north and east of the site in order to safeguard this protected species and its habitat in accordance with Harborough District Core Strategy Policy CS8 and the National Planning Policy Framework.

Development in Accordance with the Recommendations of Ecology Report (New Condition)

The development shall be carried out in accordance with the recommendations of the submitted ecology report by Curious Ecologists (3rd May 2017) and the Amphibian Assessment by Herpetologic (April 2017).

REASON: To safeguard protected species and their habitats in accordance with Harborough District Core Strategy Policy CS8 and the National Planning Policy Framework.

LCC (Highway Authority) – no objection subject to conditions as follows:

Details of Off-site Highway Works

No development shall commence until details of a scheme for off-site highway works along Mill Lane, to include traffic calming and extension of the 30mph speed limit, have been submitted to and approved in writing by the Local Planning Authority. The scheme shall

thereafter be implemented in accordance with the approved details prior to the first occupation of any of the new dwellings.

Reason: As recommended by the Highway Authority to enable access to the site which does not compromise the safe use of the access road and adjacent highway.

Details of Footway Provision Along Mill Lane

Notwithstanding the submitted details, no development shall commence until details of the access and footway provision along Mill Lane to link the existing footway provision into the proposed site have been submitted to and approved in writing by the Local Planning Authority. The approved works shall be constructed in accordance with the approved details prior to first occupation of any dwelling and retained in perpetuity.

Reason: As recommended by the Highway Authority in the interests of highway safety.

Construction Traffic Management Plan - Already included as a recommended condition in the main report.

The Highway Authority also recommends the following informatives be included in any decision:

Planning Permission **does not** give you approval to work on the public highway. To carry out off-site works associated with this planning permission, separate approval must first be obtained from Leicestershire County Council as Local Highway Authority. This will take the form of a major section 184 permit/section 278 agreement. It is strongly recommended that you make contact with Leicestershire County Council at the earliest opportunity to allow time for the process to be completed. The Local Highway Authority reserve the right to charge commuted sums in respect of ongoing maintenance where the item in question is above and beyond what is required for the safe and satisfactory functioning of the highway. For further information please refer to the 6Cs Design Guide which is available at <https://www.leicestershire.gov.uk/environment-and-planning/planning/6cs-design-guide>

A minimum of 6 months' notice will be required to make or amend a Traffic Regulation Order of which the applicant will bear all associated costs. Please email road.adoptions@leics.gov.uk to progress an application.

All proposed off site highway works, and internal road layouts shall be designed in accordance with Leicestershire County Council's latest design guidance, as Local Highway Authority. For further information please refer to the 6Cs Design Guide which is available at <https://www.leicestershire.gov.uk/environment-and-planning/planning/6cs-design-guide>.

Lead Local Flood Authority – no objections subject to the inclusion of conditions relating to the provision of a surface water drainage scheme, management of surface water during construction, long-term maintenance of the SuDS, and infiltration testing.

A condition requiring surface water drainage details has already been recommended in the main report. The following additional conditions and informatives are recommended:

Surface Water Management During Construction

No development shall commence until details in relation to the management of surface water on site during construction of the development have been submitted to, and approved in writing by, the Local Planning Authority. Details shall demonstrate how surface water will be managed on site to prevent an increase in flood risk during the various construction stages of development from initial site works through to completion. This shall include temporary attenuation, additional treatment, controls, maintenance and protection. Details regarding the protection of any proposed infiltration areas shall also be provided. Construction of the development shall thereafter only be carried out in accordance with the approved details.

REASON: As recommended by the Lead Local Flood Authority to prevent an increase in flood risk, maintain the existing surface water run-off quality and to prevent damage to the final surface water management systems through the entire development construction phase in accordance with the National Planning Policy Framework (particularly Section 10).

Details of SuDS Maintenance

No development shall commence until details in relation to the long-term maintenance of the sustainable surface water drainage system have been submitted to, and approved in writing by, the Local Planning Authority. The drainage system shall thereafter be maintained in accordance with the approved details.

REASON: As recommended by the Lead Local Flood Authority to ensure the long-term performance of the drainage system in order to safeguard the water quality and reduce the risk of flooding in accordance with the National Planning Policy Framework (particularly Section 10).

Infiltration Testing

No development shall commence until details of infiltration testing (to assess the suitability of the site for the use of infiltration as a drainage element) and an updated Flood Risk Assessment have been submitted to, and approved in writing by, the Local Planning Authority. The development shall only be carried out in accordance with the details approved as appropriate for this site.

REASON: As recommended by the Lead Local Flood Authority to prevent an increase in flood risk in accordance with the National Planning Policy Framework (particularly Section 10).

The LLFA also recommends the following informatives be included in any decision:

The drainage scheme shall include the utilisation of holding sustainable drainage (SuDS) techniques with the incorporation of sufficient treatment trains to maintain or improve the existing water quality, the limitation of sufficient water run-off to equivalent greenfield rates, the ability to accommodate surface water run-off on-site to the critical 1 in 100 year return period event plus an appropriate allowance for climate change based upon the submission of drainage calculations, and the responsibility for the future maintenance of drainage features. Full details of the drainage proposal should be provided including, but not limited to, headwall details, pipe protection (e.g. trash screens), long sections and full model scenarios for the 1 in 1, 1 in 30, and 1 in 100 year plus climate change return periods.

Details of the SuDS maintenance plan should include for routine maintenance, remedial actions and monitoring of the separate elements of the system and should include procedures to be implemented in the event of pollution incidents within the site.

In complying with the condition requiring infiltration testing, the results should conform to BRE Digest 365 Soakaway Design.

17/00977/FUL	Erection of 10 dwellings, associated infrastructure and open space at Land south of The Mead, Hallaton Road, Tugby
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Additional representations

Local Lead Flood Authority – No further information has been provided relating to surface water outfall for the drainage strategy since the LLFA’s response dated 31st July 2017. The previous advice still stands. This is that the documents as submitted are insufficient for the LLFA to provide a detailed response. The following information is required: Clarification that the outfall location is within land ownership.

The Planning Officer has requested this information from the developer. Further to this the following comments were received –

Local Lead Flood Authority – The development is considered acceptable with recommended conditions attached to any approval (see below).

Historic England – “We note the additional information comprising a Heritage Statement that examines the significance of the application site and its contribution to the conservation area. While some of the observations may indeed be true, and we also note the conclusions/reasons of the 2005 conservation area boundary review with regard to the site’s including, it does however form part of the conservation area and appropriate weight must be given to this designation. Whilst the site may only be a modest paddock that of itself might be considered to be of minor interest, we would agree with the Heritage Statement that concludes that the site “does add to the rural edge of the village”, and that “there is some aesthetic value to the site in its current form”. In our view the site contributes to the sum total of the conservation area’s character and appearance and is part of the visual and kinetic experience of entering or leaving the settlement along the Hallerton Road”.

“The infilling of the site with development would constitute a considerable change to its essential rural character and form. Furthermore the proposed layout of the development with a new access road which breaks through the existing field boundary, and the dwellings arranged in a consolidated cluster around the turning heads, would in our view result in a development that is more appropriate to a suburban context rather than that of a rural one. We therefore conclude that in its proposed form, the proposed development would result in a level of harm to the significance of the conservation area. Instead, a simple row of modest dwellings, laid out in a more traditional, linear pattern that continues the frontage on Hallaton Road, would preserve a greater proportion of the paddock, and in our view be more in sympathy with their rural context, and much more in keeping with the character and appearance of the conservation area”.

“Recommendation – Historic England has concerns regarding the application on heritage grounds. We consider that the issues and safeguards outlined in our advice needs to be addressed in order for the application to meet the requirements of paragraphs 131; 132; 134 of the NPPF”.

“In determining this application you should bear in mind the statutory duty of section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas”.

Planning Officer comments – Historic England’s comments have been considered but having visited the site with the Conservation Officer it is not considered that the development in its

current form would harm the significance of the Conservation Area. The site is considered to relate well to the existing built form and there are modern dwellings opposite and adjacent to the site. The siting of the dwellings along the front of the site ensures that the character of the existing street scene is respected. In addition to this the Council currently does not have a 5 year housing supply and so the NPPF states that development should be approved unless it has significant or demonstrable harm. It is considered that the development does not result in demonstrable harm and therefore on balance the benefits outweigh any harm.

Amended plans

Drawing no. P03 Rev. E Site Layout

Amended to show the correct affordable housing provision (2 x affordable rent, 2 x shared ownership)

Drawing no. P04 Rev. A Hallaton Road Street Elevation

Amended to show the new position of the opening in the hedgerow to reflect the previous amendments to the footpath

Drawing no. P05 Rev. A Site Boundary Treatment

Amended to show the boundary treatment along the north west boundary of the site

Amended conditions

2) The development hereby permitted shall be in accordance with the following approved plans P01 A Location Plan, P02 A Site Survey, P03 E Site Layout, P04 Rev. A Hallaton Road Street Elevation, P05 A Site Boundary Treatment, P10 A Housetype A1 – Plans & Elevations, P11 Housetype B – Plans & Elevations, P12 A Housetype C – Plans & Elevations, P13 B Housetype D – Plans & Elevations, P14 A Housetype E – Plans & Elevations, P15 Housetype F – Plans & Elevations, P16 Garage Block Plot 10 – Plans & Elevations, P17 Housetype A2 – Plans & Elevations and ADC1548/001 B Proposed Access Junction Layout. REASON: For the avoidance of doubt.

3) No part of the development hereby permitted shall be occupied until such time as the works shown in drawing number Site Layout P03 Rev E have been implemented in full. REASON: In the interests of general highway safety and in accordance with Paragraph 32 of the National Planning Policy Framework 2012.

7) The car parking and any turning facilities shown on plan ref. P03 E shall be provided, hard surfaced and made available for use before the dwellings are occupied and shall thereafter be permanently so maintained. REASON: To ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking problems in the area.

9) No development shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:

- (a) indications of all existing trees and hedgerows on the land;
- (b) details of any trees and hedgerows to be retained, together with measures for their protection in the course of development;
- (c) all species, planting sizes and planting densities, spread of all trees and hedgerows within or overhanging the site, in relation to the proposed buildings, roads, and other works;
- (d) finished levels and contours;
- (e) hard surfacing materials;
- (f) minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units, signs, lighting etc);
- (g) programme of implementation

Thereafter the development shall be implemented fully in accordance with the approved details and retained in perpetuity. The boundary treatment shall be as shown on plan no. P05 A and retained in perpetuity. Prior to works commencing the boundary treatment between the site and the neighbouring properties to the north-west shall be erected. REASON: To enhance the appearance of the development in the interest of the visual amenities of the area and to accord with Harborough District Core Strategy Policy CS11.

Additional conditions

13) No development approved by this planning permission shall take place until such time as a surface water drainage scheme has been submitted to, and approved in writing by, the local planning authority. REASON: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site.

14) No development approved by this planning permission shall take place until such time as details in relation to the management of surface water on site during construction of the development has been submitted to, and approved in writing by, the Local Planning Authority. REASON: To prevent an increase in flood risk, maintain the existing surface water runoff quality, and to prevent damage to the final surface water management systems through the entire development construction phase.

15) No development approved by this planning permission, shall take place until such time as details in relation to the long term maintenance of the sustainable surface water drainage system within the development have been submitted to, and approved in writing by, the Local Planning Authority. REASON: To establish a suitable maintenance regime, that may be monitored over time, that will ensure the long term performance, both in terms of flood risk and water quality, of the sustainable drainage system within the proposed development.

16) No development approved by this planning permission shall take place until such time as infiltration testing has been carried out to confirm (or otherwise) the suitability of the site for the use of infiltration as a drainage element, and the FRA has been updated accordingly to reflect this in the drainage strategy. REASON: To demonstrate that the site is suitable (or otherwise) for the use of infiltration techniques as part of the drainage strategy.

Additional notes to applicant

7) The scheme shall include the utilisation of holding sustainable drainage (SuDS) techniques with the incorporation of sufficient treatment trains to maintain or improve the existing water quality; the limitation of surface water run-off to equivalent greenfield rates; the ability to accommodate surface water run-off on-site up to the critical 1 in 100 year return period event plus an appropriate allowance for climate change, based upon the submission of drainage calculations; and the responsibility for the future maintenance of drainage features.

Full details for the drainage proposal should be supplied, including but not limited to, headwall details, pipe protection details (e.g trash screens), long sections and full model scenarios for the 1 in 1, 1 in 30 and 1 in 100 year plus climate change return periods.

This should also include full confirmation of a legal agreement that details it is acceptable for the surface water headwall outfall to be constructed on third party land outside of the application boundary and that access in perpetuity for maintenance will be granted by the land owners. This is required to facilitate the surface water drainage connection into the existing watercourse for the lifetime of the development. It is understood from information provided by the applicant on 6th November 2017 that this legal agreement in connection with the outfall location will be with the current owners of The Bungalow, Hallaton Road, Tugby.

8) Details should demonstrate how surface water will be managed on site to prevent an increase in flood risk during the various construction stages of development from initial site works through to completion. This shall include temporary attenuation, additional treatment, controls, maintenance and protection. Details regarding the protection of any proposed infiltration areas should also be provided.

9) Details of the SuDS Maintenance Plan should include for routine maintenance, remedial actions and monitoring of the separate elements of the system, and should also include procedures that must be implemented in the event of pollution incidents within the development site.

10) The results of the infiltration testing should conform to BRE Digest 365 Soakaway Design. The LLFA would accept the proposal of an alternative drainage strategy that could be used should infiltration results support an alternative approach.

17/01091/OUT	Outline application for the demolition of existing outbuilding attached to Glenview; alterations to existing access and erection of five dwellings (access to be considered only): 1 Chapel Street, Swinford
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17/01353/FUL	Erection of single and two storey rear extension, with existing garage to be converted into lounge (revised scheme of 17/00392/FUL): 8 Chestnut Drive, Bushby
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3 additional letters of objection from neighbouring properties following re-consultation on amended plans.

- 1) Concerned that no measurements shown, still concerned about distances to boundary.
- 2) Design is an improvement.
- 3) Still concerned about parking.
- 4) Size is overwhelming, especially given difference in levels.
- 5) Would welcome tree screening.

Following the Members site visit, the Agent has confirmed that the overall existing ridge height of approximately 7m will not be increased.

17/01354/FUL	Erection of 6 dwellings with garaging, parking, landscaping and associated works including provision of open space: Land at Vicarage Drive, Foxton
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Correction of typing errors.

Para 3.9 should refer to Condition **8** in last bracket.

6.22 distance referred to in line 5 should be **7m**.

Condition 2: Amend to refer to the following plans:

Plans:

The development hereby permitted shall be in accordance with the following approved plans: EMS.2497_004, EMS.2497_03-1 J. and house types for Plots 3-6 only as shown in house type pack and EMS.2497_01-1/02-1 (Plots 1 and 2). REASON: For the avoidance of doubt.

17/01366/LBC	Installation of powder coated aluminium double doorset to entrance; installation of replacement air conditioning system, installation of replacement fenestration to 3 no windows; installation of demountable partitions to divide space into separate offices: The Symington Building, Adam and Eve Street, Market Harborough
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Condition 2: Amended:

Notwithstanding the approved drawings, no works shall commence until details of the following matters have been submitted to and approved in writing by the Local Planning Authority:

(a) Large scale details of all external joinery (1:5 elevation, 1:2 section) including vertical and horizontal cross-sections through openings to show the positions of joinery within openings, depth of reveal, heads, sills and lintels;

(b) Large scale details of all internal metal-framed glazing (1:5 elevation, 1:2 section);

(c) Full details of external air conditioning pipes including size, colour, finish and routing.

The works shall be carried out in accordance with the approved details and retained as such in perpetuity.

REASON: In the interests of preserving the character and appearance of the heritage asset and to accord with Harborough District Core Strategy Policy CS11.

17/01378/FUL	Erection of single storey front extension; installation of external render to front extension: 53 Northleigh Grove, MH
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17/01499/FUL	Erection of detached garage/workshop outbuilding to the rear: 20 Welland Park Road, Market Harborough
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17/01518/VAC	Variation of condition 4 (opening Hours) of planning permission 16/00770/FUL: Bowden Stores, 3 The Green, Great Bowden
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Cllr Knowles:

'I note that the officers are recommending approval of this application. As a ward member I have received numerous concerns from residents highlighting numerous concerns such as parking issues, increased traffic pressures and others. I would like to suggest to the planning committee that if they are mindful to grant approval they such consider granting this as a TEMPORARY APPROVAL to enable the overall situation to be reviewed and the Parish Council invited to report back and comment based upon an active situation'
(Cllr Hill supports)

Additional Parish Comments:

As discussed the comment in question is from the gentleman below:

Mr J Harrison Langton Road Great Bowden LE16 (Supports)

Comment submitted date: Thu 19 Oct 2017

He states:

"I must also say that I have attended Parish Council meetings in this village in the past and have been led to believe that the Parish Council remain impartial to village issues and should act on behalf of all. Why then was I recently accosted by a member of the Parish Council whilst enjoying a quiet drink in The Shoulder of Mutton to sign a petition spear-headed by a rather competitive group to oppose this application. Is this an impartial act that should be carried out by a village Parish Council?? Surely not. I certainly wasn't allowed to behave in such a way whilst on the Great Glen Council and this should be highlighted to all villagers."

As Chairman of the Great Bowden Parish Council I have spoken to all of my Councillors personally, I can confirm that none of them have acted on behalf of the Parish Council in obtaining signatures for a petition against the Bowden Stores application and what is more I can find no evidence that a petition even exists!

I have also visited the Shoulder of Mutton Public House to see if there was anyone there that knew of the alleged petition (including customers and staff) and all responses came back negative.

I am unsure as to how Mr J Harrison has managed to ascertain there was a petition being circulated by a Parish Councillor on behalf of the Parish Council but I am afraid he is very much mistaken as such a petition could not exist without formal ratification sanctioned by a majority at a Parish Council Meeting, of which there was none.

I therefore respectfully ask for this comment to be stricken from the record and/or disregarded by the planning committee with regards to this application.

Great Bowden Parish Council prides itself on its moral and social conduct and its Councillors epitomise these values, providing a fair and impartial view on all matters surrounding and relating to our Village and strive to give our very best at all times.

Our Councillors may have personal views on matters that affect them on a day-to-day basis and as such are fully entitled to make their own recommendations of support or objection to applications, but never on behalf of the Parish council without prior approval.

Planning Committee Speakers List – 7th November 2017

Speakers please note that the Council's constitution requires evening meetings to end after three hours, unless the Committee votes to continue the meeting. If a meeting does adjourn, 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	Parish	Speaker	Type
16/02030/OUT	Fleckney	Mr Hargrave	O
		Steve Smith	O
		Andy Andrews	O
		Guy Longley	AG
17/00138/REM	Great Bowden	Mrs Amy Claricoates	O
		Terry Hefford	O
		Paul Claxton	O
		Peter Mitchell	O
		Katheryn Bentham	AG
		Stuart Wilson	AG
		Cllr Knowles	WM
17/00500/FUL	Kibworth Beauchamp	Simon Pilgrim	O
		Stuart Rowland	O
		Richard Chambers	O
		Joanne Watson	O
		Mrs Rowland	O
		Terry Ryan	O
		Geoff Armstrong	AG
17/00532/OUT	Market Harborough	John Southern	O
		Lee Horner	O
		Mark Pickrell	AG
17/00654/FUL	Hungarton		
17/00741/OUT	Gilmorton		
17/00977/FUL	Tugby & Keythorpe	Mrs Tyers	O
		Jackie Tyers on behalf of Mr and Mrs Croffley)	O
		Chris Duggan	O
		Mrs M Wang	O
		Jennifer Hine Andrew Gore	AG
17/01091/OUT	Swinford	Graham Mold	O
		Stephen Womack	AG
17/01353/FUL	Thurnby	Neeru Dutt	A
		Krishan Dutt	A
17/01354/FUL	Foxton		
17/01366/LBC	Market Harborough	Tom Shepperd	A
17/01378/FUL	Market		

	Harborough		
17/01499/FUL	Market Harborough		
17/01518/VAC	Great Bowden	Paul Claxton Mr Robinson Richard Henwood Jeremy Daniels Dominic Cripps Cllr Knowles	O O S S A WM

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