

**PLANNING COMMITTEE: 3<sup>rd</sup> September 2019**  
**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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19/00888/FUL	Erection of one dwelling: Wells Close, Woodway Lane, Claybrooke Parva
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**Additional objections:**

18 further objections received, of which 16 have been asked to be kept anonymous, raising the following points:

- Previous unlawful use of the site and enforcement action
- Existing buildings have been demolished
- Previous proposal (for Gypsy and Traveller use) dismissed at appeal
- Proposal is for Gypsy and Traveller provision
- No existing caravan site and site has not been lived on previously
- No equestrian use on the site
- Hedgerows removed
- Contaminated waste on site
- Inaccuracies on application form
- Unclear how domestic waste will be removed
- Not in keeping with countryside location
- No access to services and facilities
- No footpath access to Claybrooke Parva
- Harm outweighs benefits of proposal
- Unsafe access on to 60mph road

**Correction of typo in report:**

Para 2.1 to be amended to read:

The site has the following planning history:

**Subsidence:**

Additional wording proposed to para 6.29:

Should Planning Committee wish to approve the application it is recommended that further ground works investigations are added as a planning condition in addition to proposed conditions with regards to contaminated land (see para 6.42).

19/00934/FUL	Erection of barn and manure store and extension of stable yard and construction of horse exercise arena: Wells Close, Woodway Lane, Claybrooke Parva
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**Additional objections:**

21 further objections received, of which 18 have been asked to be kept anonymous, raising the following points:

- Previous unlawful use of the site
- Existing buildings have been demolished
- Previous proposal (for Gypsy and Traveller use) dismissed at appeal
- Proposal is for Gypsy and Traveller provision
- No existing caravan site and site has not been lived on previously
- No equestrian use on the site
- Hedgerows removed
- Contaminated waste on site and harm to horses
- Unsafe access on to 60mph road
- Inaccuracies on application form
- Site not suitable for grazing
- Harm outweighs benefits of proposal

**Correction of typo in report:**

Para 2.1 to be amended to read:

The site has the following planning history:

19/00760/FUL	Erection of a single storey commercial unit B1(a): Land Adjacent 26 The Green, Great Bowden
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### **Consultations**

#### *HDC Environmental Health*

I have been advised that the applicant is now seeking B1(a) use only.

Given the nature, size and location of the building, this department has no objections to the development.

#### *Highways*

This proposed scheme for waiting restrictions in Great Bowden would be led and funded by Great Bowden Parish Council as it does not meet Leicestershire County Council's criteria for funding. The proposal has not yet reached the formal consultation stage, no traffic regulation order has been made and there is no guarantee that the proposal will proceed or be met with residents' support.

In support of this planning application, the applicant submitted a parking survey which demonstrated that there is sufficient capacity on the surrounding highway network to accommodate development traffic. This assessment work was suitable and proportionate to the scale of development. It assessed the existing road network situation, which is entirely reasonable.

The development site is in a sustainable location with access to public transport links. In addition, the gross floor area is 33m<sup>2</sup>. As such, the Local Highway Authority (LHA) consider it reasonable that the site's resulting traffic generation would be negligible.

Notwithstanding the above, should the proposed traffic regulation order be implemented it will provide an element of parking relief in the centre of Great Bowden. By nature of the order, vehicles would not be able to park along much of the highway network immediately to the south-east of the site.

The LHA considers the remaining surrounding network would retain sufficient capacity to accommodate the negligible development traffic. There is also no evidence to suggest that on-street parking associated with this development would have a greater proportionate impact than any other displaced parking should these proposed waiting restrictions be implemented.

This proposed traffic regulation order, which may not be made, therefore does not change the LHA's previous advice that the highway impact of application 19/00760/FUL is not severe or unacceptable in the context of paragraph 109 of the NPPF and that this application should be approved, subject to conditions. The LHA would not support a reason for refusal on highway grounds.

### **Third party representations:**

#### *Objection (02/09/19)*

The current application and recommendation do not seem to demonstrate awareness that Great Bowden has a made Neighbourhood Plan, for which I chaired the working group which addressed policies regarding Traffic/Transport and Employment. Both the application and

recommendation are blatantly in breach of Policy EMP2 in the Plan regarding conditions for new employment sites. There are other policies too, notably H3 (regarding infill sites and what applicants need to demonstrate), H6 (design) and possibly, depending on the nature of the proposed business, CAF2 (conditions to be met by any new community facility) which the application and recommendation contravene. It is truly astonishing to find no reference to these issues, given the importance which is attached to Neighbourhood Planning.

*Officer comment:* Please see para.6.3 and 6.9 and throughout the report EMP2 and H6 are referred to. H3 refers to windfall sites, this is a residential housing policy therefore not relevant to this proposal. CAF2 refers to new and existing community facilities again this is not relevant to this proposal.

7 Objections (revised plans and additional document)- obs. as reported in report

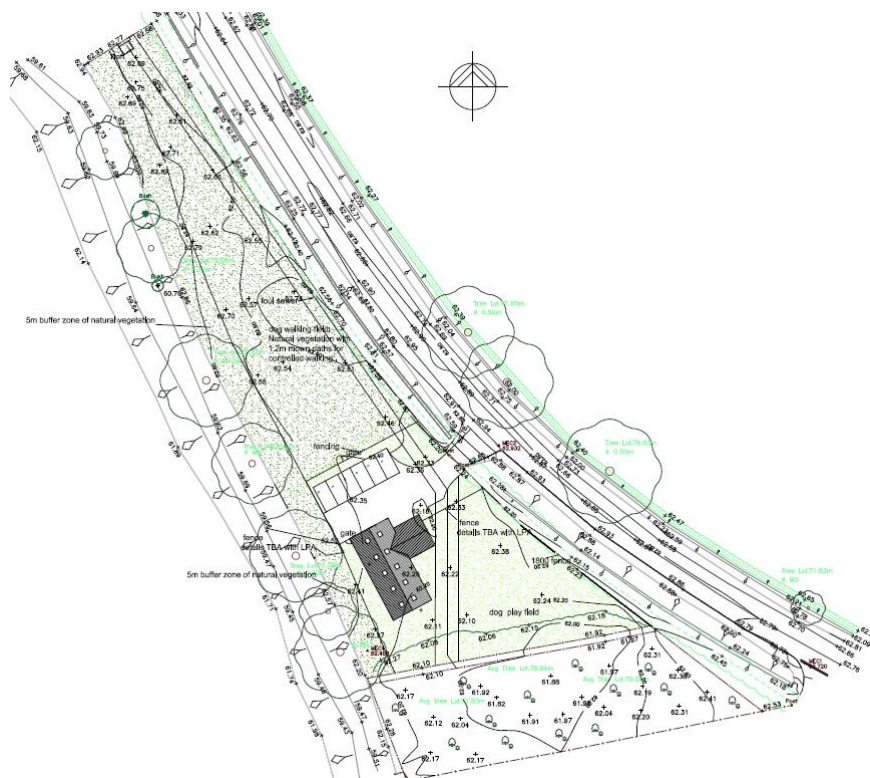
19/00832/FUL	Change of use of land from agriculture to dog day care with dog play field & walking area, erection of building for up to 8 dogs including ancillary office/storage space: Field off Drayton Road, Medbourne
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Additional information has been submitted by the applicant's agent including an amended site plan, elevations and floorplans and supporting information in the form of a 'Consultation Response' response which includes additional information relating to the operation of the site and noise).

**Amended Site Plan- 5m Ecology Buffer**

An amended site plan (Drawing reference 818/18/3F) (see below extract) has been submitted. All built form is now located outside the required 5m buffer from the top of Medbourne Brook. Therefore, it is recommended that the second reason for refusal is removed.

Should members approve the application, the applicants agree that a suitably worded condition should be included to ensure an appropriate landscaping scheme is implemented. This would cover the site boundary treatments, planting and management of the buffer zone as well as additional planting and vegetation throughout the site (See 'Consultation Response' document section 2.2-2.5).



*Amended Site Plan showing 5m buffer from the top of Medbourne Brook.*

## **Additional Information- Planning Consultation Response document by Andrew Granger & Co. 22.08.2019.**

The 'Consultation Response' document is available on the Council website, the main text is also summarised below. Particular attention is drawn to section 2.18-3.15 which relates to 'Noise' and the 'Use & Operation of Development' - as these sections refer to the outstanding matter of potential noise and disturbance they are copied in full.

### **Design**

- The application was drawn up on the back of extensive pre-application discussions with HDC, in which they stressed the need for the structure to reflect the countryside location through a functional and agricultural style aesthetic.
- Existing screenings into the site is provided by the established hedgerow along the boundary with Medbourne Road, as well as the existing spinney area to the south of the site. This, along with the restricted ridge height, results in minimal impact upon the immediate and wider landscape character, which in turn would be mitigated by the previously discussed landscaping scheme and outweighed by the benefits of the scheme.

### **Flooding**

- The proposed scheme has been drawn up taking into account significant technical advice previously received from the EA regarding flood risk potential on the site. Due to the LPA's preferred siting of the building, potential flood risk has been sufficiently mitigated against through the raising of the finished floor levels to 62.57AOD, well above the modelled flood risk levels. As such, the EA have confirmed that they have no objection to the scheme subject to the inclusion of a suitably worded condition guaranteeing the proposed FFLs. This stance is accepted by the applicant.

### **Highways**

- Whilst up to two parking spaces are anticipated to be used by staff members of the proposed facility, it is unlikely that potential customers will all arrive at the same time, leaving sufficient parking to avoid any adverse impact upon the wider highway network. This is also minimised by the proposal to utilise a local pick-up/drop-off service to reduce the potential number of traffic movements in and out of the site.

(BELOW COPIED IN FULL)

### **Noise**

- 2.18. *The majority of comments received through the consultation period refer to the potential noise generated for the proposed use. However, it is vital to clarify that the proposal is for a dog day care facility and will not include any aspect of overnight boarding, which has been alluded to in a number of responses. As such, some responses should be considered irrelevant.*
- 2.19. *The LPA's Environmental Health Officer was consulted on the proposal and raised no objection. They stated that 'Noise from dog barking is very difficult to quantify in terms of requesting an acoustic report from the applicant. From an acoustic perspective, it is difficult to prepare anything robust. In addition, whether a dog barks is likely to be dependent on how the animal is managed by the carer'.*
- 2.20. *The applicant, as a dog owner, is looking to provide a high-quality day care service that offers its clients a 'home-from-home' experience. It is widely accepted that dogs bark most when they are bored and alone, therefore providing a highly engaging and interactive facility should go a considerable way to minimising any potential for noise disturbance.*

- 2.21. *As previously noted, the applicant is proposing staffing levels to exceed the minimum DEFRA requirement, in order to maximise the physical contact with the dogs, guarantee a level of care that ensures the welfare needs of all animals are adequately met and to ensure that all areas are kept in a good, clean and well-maintained condition.*
- 2.22. *The LPA's EHO also notes a number of dog boarding establishments across the District, some in quite built up residential environments – unlike the application site. They then state that, to the best of their knowledge, no noise complaints have been received concerning any of those establishments.*
- 2.23. *It is noted that a public comment was received on behalf of Walter Ward Country Homes, who have recently developed the adjacent site. This acknowledges that EHO's comments and references a recent appeal decision in Anglesey, which they believe to be appropriate. However, they also acknowledge that the appeal relates to kennel accommodation and the site conditions are not directly comparable to the application site. As such, it cannot be considered to carry any weight in the determining of this application, which is situation further away from residential dwellings and proposals a different land use.*
- 2.24. *Several comments make reference to the National Planning Policy Framework (NPPF) and the requirements to conserve and enhance the natural environment, as set out in paragraph 170 (re. unacceptable levels of noise pollution).*
- 2.25. *The NPPF also states, in para. 180, that 'decisions should ensure new development is appropriate for its location taking into account the likely affects' and in doing so should 'mitigate and reduce to a minimum the potential adverse impacts resulting from noise from new development'.*
- 2.26. *The proposal outlines numerous measures to adequately mitigate the minimal noise impact that could be generated from the site, which we believe is ideally positioned in a countryside location that is easily accessible for future customers. These mitigation measures are clarified further in the following sections.*

### **3. Use & Operation of Development**

- 3.1. *As previously outlined, the application proposes the change of use of land from agriculture to dog day care, with dog play field & walking area; along with the erection of building for up to 8 dogs, including ancillary office/storage space.*
- 3.2. *The applicant has no intention for dogs to be kept on the premises overnight and will seek to obtain necessary licencing to enable the daily care of up to eight dogs at any one time. The licencing process will itself require the applicant to demonstrate that various requirements and standards have been adequately met, including no. of animals and staffing number, environment and the monitoring of dog behaviour. As such, this process is in place to allay the concerns raised during the consultation period.*

#### *Building and Surrounding Land*

- 3.3. *The proposed building, which measures internally at appr ox. 126sq.m., will include individual space to facilitate 8 dogs – exceeding DEFRA space standards – along with a significant indoor play and activity area. The structure will be of insulated blockwork construction, more than sufficient to contain the noise generated internally. If required, additional sound proofing and acoustic measures can be secured through the previously discussed licencing and employment procedures, which will also be in place to ensure a suitable environment and mitigates the noise impacts externally.*
- 3.4. *Externally, the application proposes a dog play field to the south-east of the proposed building, in which dogs will be exercised throughout the day in a secure open setting, as well as a dog walking field to the north.*
- 3.5. *The dog play field, in which dogs will be allowed to run loose under the constant supervision of staff, has been located to the south of the site in order to assist in the*

*mitigation against adverse impacts of potential noise during times of outdoor exercising. The significant boundary hedgerow of the north-east of this field, along with the siting of the proposed building, will provide a sufficient barrier to mitigate any noise generated in this field. The spinney to the south will also provide a buffer to noise impacts on the wider location.*

- 3.6. *The dog walking field is intended to be utilised infrequently, as an area for exercising dogs away from the group if required, and always on leads. The use of this field is to be limited to a maximum of two dogs at any time, and would likely be used no more than once or twice daily for up to 30 mins.*

#### *Entry Requirements*

- 3.7. *The proposed facility has been designed around the 'higher standard' set out in DEFRA's 'Guidance notes for conditions for providing day care for dogs' (November 2018), and it is the applicant's intentions, as dog owners themselves, to provide a high-quality day care service that offers its clients and their dogs a 'home-from-home' experience.*
- 3.12. *Behaviour of dogs will continually be monitored by staff during their visits, and any change in behaviour which results in the strict entry requirements not being met will be dealt with immediately, as appropriate.*

#### *Complaints Procedure*

- 3.13. *In the unlikely event that a complaint is raised against the proposed business, suitable procedures will be in place – in line with licensing regulations – to resolve the matter at the soonest opportunity.*
- 3.14. *Relevant contact information – including mobile telephone numbers and email addresses – will be available as a first port of call for any complaints, with the intention that they be remedied as soon as possible.*
- 3.15. *The applicants intend to work closely with the Harborough District Council Regulatory Services team in drawing up a succinct procedure as part of a subsequent licencing application.*

#### **OFFICER COMMENT:**

The recommendation for refusal is judged to be an on-balanced assessment. As stated within the report it is acknowledged that the business is considered to be small scale (eight dogs). The additional information provides clarity on the operation/use of the site especially the use of the outdoor exercise area to the north which should be read in against paragraphs 6.26 and 6.30 of the committee report. The additional operational measures and potential infrequent use of the northern outdoor area has potential to reduce the amount of noise generated from the site (although other uncontrollable variables may affect noise such as weather, wind and type of dogs). However, it would be necessary to use conditions to control the use of the site in the manner presented above to overcome concerns regarding potential noise and disturbance. A condition restricting the use of the field to a maximum of two dogs, for up to 30 minutes, no more than once or twice daily, would be necessary to the development, but impractical to routinely enforce. However, such a condition is not considered to meet the 6 tests. Namely a condition should not be imposed if it cannot be enforced, such a condition is considered unenforceable as in practice it would be difficult to detect a contravention (for example requiring regular on-site presence to practically monitor)



19/00906/FUL	Substitution of house types and garage types and amendments to siting of garages (49 plots in total) (Amendments to 17/00257/REM and 18/00912/FUL): Land Part OS 8797, Uppingham Road, Houghton On The Hill
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19/01027/FUL	Erection of six dwellings: Land rear of 14, High Street, Market Harborough
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### Amended Plan

For the avoidance of doubt the two existing trees immediately to the south of the site boundary have been included on the site/block plan and indicated as 'retained' and the word 'Staff' omitted from the 'Parking' area. The Amended Plan reference is 17729:03J. Condition 2 should be updated to refer to this amended plan accordingly is permission is granted.

In addition a Condition should be added requiring details of the tree protection measures to be agreed in writing prior to the commencement of development (including surfacing details – which could provide for sympathetic surfacing details to be agreed that offer an enhancement to the health of the trees, such as permeable tarmac/paviours, or the requirement to reduce existing vehicle loads using a geogrid system.

### Additional Information

The Agent has advised Officers:

“In terms of parking, the whole of the car park was previously for use by Mistry Pharmacy. Only recently, due to low occupancy, the owner chose to offer some parking for private lease. As I understand it the western section of the parking area is therefore under private lease to an existing office based use in the town centre. The current leaseholders are aware they will have to return to using the public car parks.”

### **Historic England Consultation Response- Received 28<sup>th</sup> August 2019**

On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

It is not necessary for us to be consulted on this application again, unless there are material changes to the proposals. However, if you would like detailed advice from us, please contact us to explain your request.

### **HDC Conservation Area Officer Comments- Received 30<sup>th</sup> August 2019**

#### **Summary: No Objections subject to conditions**

#### Comments:

The application relates a plot of land within the Market Harborough Conservation Area and will impact on the setting of the Church of St Dionysius, which is a grade I listed building.

The church spire is prominent when viewed across this site from the public highway from School Lane and the proposed block would obscure part of the tower.

The spire is arguably the most important historic landmark in Market Harborough and is visible from a number of points around the town and surrounding countryside.

The view from School Lane is likely to have been long-established given the typically low-scale nature of the buildings on the high street and to the rear. The present building on High Street, which allow for the view date from the mid 20<sup>th</sup> century.

Historic mapping suggests that historically, the rear yards of the properties on High Street would have had long outbuildings, all of which have since been cleared.

The space at present is used for car parking and the rear elevations of the twentieth century buildings are visible all of which have a negative impact on the setting of the church.

The proposed development is for a row of houses in a traditional form with contemporary elements. They would be built of red-brick with a simple ridged roof with slates. I consider this to be an appropriate contemporary interpretation of a historic design that would enhance the setting of the wider conservation area.

The loss of part of the view of the church spire is regretted, but I do consider this would not cause harm to its significance as only the view of the lower portion would be affected and it is not clear that this element would have been historically visible before the wider redevelopment of the site in the 20<sup>th</sup> century.

Furthermore the majority of the spire would be remain visible, but in the context of ridged roofs, which could be typically expected within Market Harborough and is preferable to a surface car park.

I am therefore satisfied that no harm would be cause to the setting of the listed building and that it would represent an enhancement of the character and appearance of the conservation area.

As such I support this proposal.

I would however ask that appropriate natural materials are used and that the detailing shown in the plans is included in the build. As such, I would ask these matters are secured through conditions.

Councillor Dominic Fosker

“Most of Mistry’s Staff park in their staff car park to the rear of the shop. Building on that land will deny the staff the ability to park here. They will therefore end up parking on surrounding residential streets. Surrounding residential streets are already suffering from overcrowding by cars dumped by commuters. Residents of Fairfield Road and Walcot Road in particular have raised this concern multiple times, particularly with regards the risk of obstructing emergency vehicles.

Further, the awkward positioning of the site will make construction vehicle access difficult and likely inconvenient for surrounding residences.

And there is the risk of over-intensification, with this site being in the middle of an already built up area.

I appreciate, and advocate for, the construction of genuinely affordable houses, but this need must be balanced against the concerns that this site presents.”

#### Applicant Response to Cllr Comment

“At present Mistry’s Pharmacy employs 20 people; the majority of whom are local and walk to work. Presently only 4 staff members use the car park at the rear of the building, the remainder of the spaces being available for customers on a short stay basis. Staff are aware of the application and those travelling by car will revert to using the publicly available car parking. Leicestershire County Highways have confirmed there is no objection to the loss of the customer car park given the availability of numerous public car parks in the town centre all within a short walk of the existing retail business.

In respect of construction phase, there is no issues with access to the site, with Hind Yard already catering for large vehicles. Furthermore, proposed condition 9 in the officer report requires the submission of a Construction Method Statement setting out how the contractor will manage parking for trades, materials deliveries and storage, hours of working and the protection of residential amenities during the construction phase. This Method Statement is to be followed and enforced. We see with other redevelopment examples immediately adjacent to this site, at Talbot Yard and Bindleys Yard School Lane, that construction can take place without adverse harm to residence.

Finally, in terms of considering the value of new residential development in the town centre, we do not believe this is an intensification but a reinforcement of the desire to deliver new homes in the town centre. This is a highly sustainable site with access to shops, services, facilities, public transport and employment opportunities. The use of previously developed land for new housing in the town centre is supported by adopted Local Plan policy GD2 and RT2 of the HLP; and in line with paragraph 85 of the NPPF. New residential development will enhance the long-term vitality and viability of the town centre and the important role it plays in supporting a sustainable community.”

19/01046/VAC	Variation of condition 1 (expiry date) of 18/01070/FUL to remove temporary use August Cottage, 3 The Lindens, Station Road, Broughton Astley
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**Further details relating to comments of the Community Safety Team and incident reported to police**

Paragraph 6.9 of the Officer report states:

*6.9 It is acknowledged that no formal complaints have been logged with the Council's Planning Enforcement team. However, objections have been received to this application and state that there was an assumption that the Council would proactively monitor the site over the temporary period, which was not the case. Therefore, no complaints or comments were ever made or logged. The Council's Community Safety Team have confirmed that some instances of conflict between some local residents and customers accessing the site via Lea Close has been identified by the Police. In light of the objections received to this application within the 12 month temporary period and the comments of the Community Safety Team, it is acknowledged that the use is resulting in some conflict within the area between local residents and customers accessing the site.*

With regard to the above paragraph taken from the Officer's report as published in the agenda. The Community Safety Team confirmed that one incident was reported to the Police by a pedestrian walking to the swimming pool regarding an incident of anti-social behaviour directed towards them by a resident of Lea Close.

The Community Safety Team also confirmed that the Police did talk to local residents and the feeling was that residents of two houses on Lea Close did not want people parking near their properties to use the swimming pool.

**Further Representations:**

**15 Representations in support of application:**

- Concerns regarding the validity of the Parish Council Meeting and the validity and accuracy of the minutes of the meeting. Continuing support for what they consider an invaluable social and community enterprise.
- At home most days and never notice any noise or disruption. Residents of Lea Close since it was built in the 80's. It has always been and continues to be a friendly and pleasant place. The swim school is not an issue for most people in Lea Close. In fact most of us were unaware the school existed until a few people began canvassing against it. The swim school organiser has bent over backwards to ensure there is no disruption in Lea Close. In this she has succeeded fully. School praised and considered values and should be safeguarded
- Outline the benefits of the swimming lessons for themselves and their child.
- Concerns with regard to feeling threatened by a photographer that was possibly taking photos of the customer and their child when they enter/leave the business.
- Following the recent Parish Council meeting regarding the above application and the report received following this. Express that they do not believe theirs or other supporting comments submitted on the portal were taken into account at the meeting.
- Outlining the benefits of the swimming lessons for their grandchild child.

- States that parking is not an issue and the customers are young children and parents that are not disruptive or a nuisance.
- States that objectors are unjustified and exaggerating the level of disruption and nuisance
- Existing users praising service provided. States that parking is not an issue and the customers are young children and parents that are not disruptive or a nuisance. States that objectors are unjustified and exaggerating the level of disruption and nuisance

**1 neutral comment on application:**

Neighbouring resident:

- As the owner of the drive that leads to August Cottage from Station Road, I feel it is important to clarify some misconceptions and assumptions made. This is not a "shared drive". I own the drive. Through the deeds access is permitted to the residential properties beyond our property. Neither August Cottage nor the other 2 properties own any part of my drive, which is the only vehicle access, leading to their properties. I feel it is inappropriate for anyone to suggest using my drive for access.

**1 objection to the application:**

Neighbouring resident:

- No objection to the principle of the business
- Objection to the increased footfall and traffic on Croft Way and Lea Close as a result of the business

**Officer Comments:**

The Parish Council's consideration of the application is independent of the District Council. The Parish Council's comments are outlined in the report and do not object to the swim school business, but note that there are some issues in the area with car parking and that there is a discord between local residents about the use that was evident in the meeting.

It is noted in the officer report that the use is a private business and not a community use.

The Council's Community Safety team is aware of the conflict within the area between local residents and customers accessing the site.

It is acknowledged that a significant number of comments have been made in support of the application. However, these primarily relate to the merits of the services of the business. It is not the merits of the services of the business that are under consideration in this application, but whether the principle of a commercial swimming school is acceptable at the application site.

**A Supporting Statement was submitted on behalf of the applicant by her husband on 2<sup>nd</sup> September 2019.**

The supporting statement is thirteen pages long and presents a counterargument to each individual consideration point stated in the Officer's recommendation report to Committee. Given the length of the statement, it has been added to the application on the day it was received and made available for public viewing. The applicant and her husband have registered to speak on the day of the Committee meeting and therefore also have the opportunity relay their support and counterarguments on the day of the Committee Meeting.

Five additional appendices were also attached to the supporting statement which reiterates a

number of representations already received on the application and primarily in support of the application, with one objection outlining general support for the application, but objecting to the increased footfall and traffic making a recommendation that users utilise the applicant's front drive and access to the site instead.

In response to the points raised in the supporting statement. The application has been assessed on the details provided with the application and in line with Council's relevant policies. Whilst all representations are taken into consideration, officer recommendation is not solely based on the number and types of representations received on an application.

**Supporting information relating to covenant and use of driveway to August Cottage submitted on behalf of the applicant by her husband on 3<sup>rd</sup> September 2019.**

The applicant's husband has submitted details relating to the covenant and the use of the drive to August Cottage:

*THE FIRST SCHEDULE before referred to*

*1. Not to use or permit to be used the property hereby conveyed for any purpose other than that of a private dwelling house with appropriate out offices thereto and in particular not to use or permit to be used the said property for any purpose which shall or may be a nuisance damage or annoyance to the Vendor and his successors in title or other the owner or owners of the adjoining and adjacent land.*

19/01065/FUL	Erection of wooden trellis on top of existing fence: 7 Logan Crescent, Market Harborough
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**Supporting Information**

As the Applicant is unable to attend tonight’s meeting, the following statement has been provided:

“Dear Committee Members,

We have lived on Logan Crescent for a period of three years. After initially buying the property in disrepair we have spent a considerable sum of money modernising our property inside and out, to create an environment fit for a family. Unlike most properties in proximity our property is a corner plot, meaning that we have no back garden, only a side garden.



*View from the back of our house*

During our renovations we made alterations to the layout of the garden, we sought advise from a planning enforcement officer who advised that he did not foresee any issues with a 6ft fence, 1-2 meters away from the highway. Subsequently our first application was refused due to a neighbour not agreeing with the back fence as it bordered their property. However, the back fence did not form part of the planning permission requirement but we were made to reduce the height of the side section of the fence as it stands currently. The back fence remains at 6ft and looks somewhat out of keeping with the rest of the boundary fence.

In the absence of a suitable fence we planted mature trees in order to try give the property some privacy and security. We were initially resigned to this option however, after experiencing subsequent fox faeces and dog fouling, littering and items being stolen (Childs tepee and metal firepit) we are currently in a position where we are concerned for the security of the house and the health/safety of our young daughter.





*View from our garden onto the road*

We are proposing to erect a trellis on top of the existing 3 ft side fence to gain extra security yet maintaining the visibility of the green trees for the aesthetics of the neighbourhood



*Picture of proposed trellis with trees showing through behind and shrubbery to be planted in front*

The first 4 panels of the fence (from the right side of the photo below) are along the building line and do not require planning permission to be 6ft as well as the back fence running perpendicular into the highway so it is the panels in between that link the 2 sections (shown in red below) that we would like to have permission to increase the height. Aesthetically we would want every panel to the side to be the same and match the height of the back fence.



*Line in red to show where planning permission is required for the trellis*

Finally, we would like to make reference to 52 Northleigh Grove, the next road along from Logan Crescent, this property has a 6ft fence on the side of their corner plot, situated on the pavement line with minimal greenery offered to the neighbourhood.



*Example of another corner plot in the same area*

We seek your understanding towards our comments and concerns raised and we trust that you will look at our application considerably.



### Planning Committee Speakers List – 3<sup>rd</sup> September 2019

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
19/00888/FUL	Claybrooke Parva	Mr R Middlemas Graham Hart	O PC
19/00934/FUL	Claybrooke Parva	Mr R Middlemas	O
19/00760/FUL	Great Bowden	Nigel Brotherton Paul Claxton Barnaby Trystram Cllr Knowles	O PC A WM
19/00832/FUL	Medbourne	Dr Caroline Maratos Andrew Le Mesurier Ian Reid Louise Pilkington Chris Green Tim Polito Cllr Rickman (statement to be read by Sheelagh Shaen- Carter)	O O O PC AG A WM
19/00906/FUL	Houghton on the Hill	Richard Henderson	A
19/01027/FUL	Market Harborough	Frazer Hickling Cllr Fosker	AG WM
19/01046/VAC	Broughton Astley	Mrs M S Hendy Mr R C Snow Louise Couzens- Pallender Paula Sheldon Amanda Kane Lea Kane	O O O S A S
19/01065/FUL	Market Harborough		

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

**PLANNING COMMITTEE MEMBERSHIP 2019/20**

***Councillors Mrs Ackerley, Dr Bremner, Mrs Burrell, Champion (Chairman), Frenchman, Galton, James, Liquorish and Modha (Vice-Chairman).***

*Please note – any Councillor unable to attend a meeting can be substituted with prior notice being given. Any substitutions will be announced at the start of each meeting.*

**COUNCIL CHAMBER**  
**PLANNING COMMITTEE ROOM LAYOUT**

