

PLANNING COMMITTEE: 7 February 2012
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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11/00734/FUL – WISTOW AND NEWTON HARCOURT Mr Anthony Goddard	Erection of a dwelling, The Manor House, Wistow Road, Newton Harcourt.
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ADDITIONAL REPRESENTATIONS:

Additional Consultee Comments

HDC Conservation

The proposal is for the erection of a dwelling within the curtilage of a Grade II listed manor house. The principle of this is I believe acceptable as historically this would not be unusual.

The proposed dwelling is unique in design and is a contrast to The Manor House. The proposal will affect the setting of the Manor House which is a Grade II Listed Building and St Lukes Church which is a Grade II * Listed Building. However because of the nature of the site it is considered that the significance of these heritage assets will not be harmed and the elements of the setting that make a positive contribution will be preserved. The new dwelling will also be viewed within the landscape with St Winston's Church at Wistow which is also Grade II* however because of the distances involved I believe the setting of this building will not be significantly affected.

The proposed development will occupy a significant position in historic vistas from St Winston's Church, the shrunken medieval village and The Manor House. The proposal will not be visible from The Manor House or viewed alongside The Manor House as it is located on a lower area of land and within the wooded area, Furthermore the proposal will not be highly visible from St Winston's Church. The new dwelling will however be extremely prominent in the vistas from the shrunken medieval village and although The proposal will be screened to an extent by the existing woodland it will still be visible and therefore because of the design will have some effect on the historic setting. The design uses a large amount of glass and timber and the former in particular could be considered to be incongruous in this location.

As previously stated the proposal will be largely screened by the existing wood and the development should be controlled to retain these mature trees so that the impact

or harm of the proposal to the landscape and setting is kept to a minimum and is therefore acceptable

However contrary to this the innovative design and use of modern materials promotes the new dwelling as an individual entity and therefore it will not compete with the historic manor house in design terms.

Part of the justification for the new dwelling is to insure the ongoing maintenance of The Manor House as the current owners do not possess the resources that a house of this kind demands. This is an important consideration when making decisions to ensure the long term survival of heritage assets however in this instance it considered that allowing a new dwelling within the curtilage will not necessarily ensure that the Listed Building is conserved.

The proposal overall I believe complies with policies HE9 and HE10 of PPS5 as there will not be an unacceptable level of harm to the heritage assets.



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11/01228/FUL – GREAT GLEN Mr Michael Goddard	Erection of a dwelling and detached garage, Stackley House, Stretton Road.
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ADDITIONAL REPRESENTATIONS:

In light of the Highway Officers concern the applicants have submitted a revised plan to address the concerns regarding visibility at the proposed access. Leicestershire County Council Highways have commented further to the submission of the revised plan stating:

“The Highway Authority continues to have concerns in connection with the sustainability of the location of the proposal and will be likely to continue to recommend refusal on that basis.

On the basis of the speed survey, your amended plan showing the proposed new access position, and taking into consideration the amended site location plan sent by email from Michael Goddard to Paul Taylor on 5/12/11 with an amendment to the boundary of land under the Applicant's control, it would appear that appropriate visibility in accordance with the guidance contained in the '6Cs Design Guide' will be provided onto Stretton Road in each direction from a set back distance of 2.4 metres. Furthermore, appropriate forward visibility to and from a right turning vehicle are achievable.

In order to provide appropriate visibility splays, the impact on the existing roadside hedge on Stretton Road may be significant/unacceptable in planning terms. You should discuss this matter with the Paul Taylor, the Planning Case Officer.”

In addition to the revised plan the applicant has also provided an updated visuals of the proposal along with an updated Housing Design Statement as requested by

Members during the previous site visit (12th December 2011) to the site – available to view on file

AMENDMENTS TO CONDITIONS:

None

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11/01446/FUL – KIBWORTH BEAUCHAMP Clark, Churchill, Wicks and Self Unlimited	Erection of 14 dwellings and 9 (1 bedroom) flats, 9 Weir Road.
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ADDITIONAL REPRESENTATIONS:

Additional Representations – Kibworth Beauchamp PC

“The Councillors discussed the above proposal which I understand has been revised slightly since it was first presented to the Council in November and the Council agreed to maintain their objection”.

One letter of representation including: ‘...I do hope that there will be some opportunity for the Committee to distinguish between much needed purpose built living accommodation for adults with learning difficulties at the heart of a thriving community... and in the eyes of some, the “unnecessary” development of garden land in a conservation area....’

Additional Information – Appeal Decisions

1) APP/F2415/A/11/2149746

Members may recall refusing an application to erect three dwellings on Land at the rear of 118-124 Station Road, Broughton Astley (10/01743/ETF) for the following reason:

The proposal, by reason of the development of a private rear garden within an established run of similarly long, undeveloped gardens, would result in a form of development that is out of keeping with the form and character of the area, and the former status of the site as previously developed land when decision 07/001886/FUL was taken no longer applies. The proposal is therefore contrary to Policies IN/1 and HS/8 (1) of the Harborough District Local Plan.

The Inspector in allowing the appeal (8th July 2011) concluded:

10. The main change in circumstances since the original planning permission was granted is the removal of residential garden land from the definition of previously developed land, as a result of an amendment to national policy in PPS3². However, as the Council acknowledges, this does not totally preclude the development of rear gardens; each proposal has to be considered on its own merits and in terms of its impact on its surroundings. Furthermore, although the Council seeks to resist this type of development, I am not aware of any specific policy in an adopted development plan which precludes the development of residential gardens.
11. Moreover, national policy continues to promote effective and efficient use of land within urban areas and existing settlements, and the creation of sustainable communities. The appeal site lies well within the development boundaries of this village, in a sustainable location, close to local shops, schools and services, and alongside a public transport route. The recent Government statement on "Planning for Growth"³ also promotes sustainable development and economic growth, adding support to schemes such as this.

2) APP/F2415/A/11/2152763

Members may also recall refusing an application to erect three dwellings at the Rose & Crown Public House, Tilton on the Hill (10/01124/FUL) for the following reason:

The proposal by virtue of size, scale, appearance and reduction of open space represented by beer garden loss, will detract from the character and appearance of the area and Tilton on the Hill Conservation Area and setting of Grade II Listed Rose and Crown and is contrary to Harborough Local Plan policies HS8, IN1(b), EV11 and EV16.

The Inspector in allowing the appeal (8th July 2011) concluded:

5. Whilst an essentially open area, I am not persuaded that the part of the grounds attached to the public house on which it is proposed to site the dwellings makes a significant contribution to the setting of either of the heritage assets of this listed building or the wider conservation area; the Council's Conservation Area Character Statement makes no reference to the setting of the Rose and Crown within its curtilage and there is no evidence to suggest that the public house grounds have been specifically designed in an historical context as an adjunct to it. There are limited public vantage points of most of the site, those from the grounds of the village hall to the west being limited by boundary trees. Views from the north are those mostly across the existing car park and are limited by the presence of the public house. There

Amended Recommendation:

This infill development will provide a good mix of housing, including special needs housing, which is accessible to public transport, community facilities and services. The development by virtue of its scale, design and appearance is considered to reflect the surrounding built form without adversely affecting neighbouring amenity or the setting of adjacent heritage assets. **Furthermore, subject to appropriate conditions and a Traffic Regulation Order the development will not be detrimental to highway safety.** The development therefore complies with policy CS3, CS11 and CS17 of the Harborough District Core Strategy and policies HE9 and HE10 of PPS5.

Additional Consultee Comments

Kibworth Beauchamp PC

"The Councillors discussed the above proposal which I understand has been revised slightly since it was first presented to the Council in November and the Council agreed to maintain their objection"

Edward Garnier MP

'I have received representations from both objectors and supporters of the application but have not expressed an opinion one way or the other since this is a matter entirely for the Planning Committee to consider on its planning merits'

Additional Representations

Members were sent an e-mail with attached photo's yesterday from Jim Cartwright of 37 Weir Road

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The Inspector in allowing the appeal (8th July 2011) concluded:

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11. Moreover, national policy continues to promote effective and efficient use of land within urban areas and existing settlements, and the creation of sustainable communities. The appeal site lies well within the development boundaries of this village, in a sustainable location, close to local shops, schools and services, and alongside a public transport route. The recent Government statement on "Planning for Growth"³ also promotes sustainable development and economic growth, adding support to schemes such as this.

2) APP/F2415/A/11/2152763

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The Inspector in allowing the appeal (8th July 2011) concluded:

2. I have taken account of all other matters raised by the Parish Council, local residents and others. Concerns have been expressed about the adequacy of parking at the public house and the impact the proposals might have on this. A parking survey was carried out as part of the application process. This concluded that the proposed 24 spaces that would be marked out would provide sufficient capacity to accommodate general demand associated with public house activities. As the survey noted, however, and as suggested by some local residents, there are occasions when the car park capacity is exceeded, resulting in parking within the highway. This would undoubtedly continue to be the case irrespective of the current proposals. Whilst the Plot 1 dwelling would partially occupy an area that does appear on occasions to have been used for parking, the development scheme itself would not result in any material increase in parking demand. There would be adequate parking provision associated with the three dwellings (which could be ensured through the imposition of a suitable condition) and the formalisation of the layout within the car park could result in its more efficient use and capacity. The local highway authority has expressed no objection to the proposal on highway grounds in respect of parking or highway safety, including the provision of access to the three properties through the car park.
5. Whilst an essentially open area, I am not persuaded that the part or the grounds attached to the public house on which it is proposed to site the dwellings makes a significant contribution to the setting of either of the heritage assets of this listed building or the wider conservation area; the Council's Conservation Area Character Statement makes no reference to the setting of the Rose and Crown within its curtilage and there is no evidence to suggest that the public house grounds have been specifically designed in an historical context as an adjunct to it. There are limited public vantage points of most of the site, those from the grounds of the village hall to the west being limited by boundary trees. Views from the north are those mostly across the existing car park and are limited by the presence of the public house. There
9. The dwellings would incorporate design features which are common throughout the conservation area and the suggested palette of external materials of stone, brick and render would also be reflective of those used round about. As noted above, the properties would be individual but common design features and the use of natural slate as a roofing material for each of the properties should act as a unifying element. These would tie the development together harmoniously and in a fitting way with the large extent of slate roofing on the public house. However, in my view, the horizontal detailing of the garage

Whilst it is acknowledged that each application should be considered on its individual merits, these appeal decisions raise similar issues to the current proposal.

Amended Conditions/Reasons

- 2) The development shall be implemented in accordance with the following approved

plans:

- 1153 Loc & P(2)01– SITE LOCATION
- 1153 P(2)02 – SITE SURVEY
- 1153 P (2) 03C – PROPOSED SITE DETAILS
- 1153 P(2)05 – PROPOSED ASSISTED LIVING ACCOMMODATION
- 1153 P(2)06 – PROPOSED ELEVATIONS & VIEWS
- 1153 P(2) 07 – PROPOSED HOUSE TYPE A
- 1153 P(2) 08 – PROPOSED HOUSE TYPE B
- 1153 P(2) 09 - PROPOSED HOUSE TYPE C
- 1153 P(2)10a - PROPOSED HOUSE TYPE D
- 1153 P(2)11 - PROPOSED HOUSE TYPE E
- 1153 P(2)14 – ACCESS ROAD DETAILS
- 1153 P(2)15b – SITE SECTIONS

REASON: For the avoidance of doubt

6) No development shall commence on site until details showing the protection and support to the mud wall has been submitted to and approved in writing by the Local Planning Authority. Thereafter the scheme shall be implemented as approved throughout the duration of the development. **REASON:** To ensure that no damage is incurred to the historic fabric of the wall and to accord with Harborough District Core Strategy Policy CS11.

8) 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) details of any trees and hedgerows to be retained, together with measures for their protection in the course of development;
- (b) 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;
- (c) means of enclosure;
- (d) hard surfacing materials;
- (e) minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units, signs, lighting etc);
- (f) programme of implementation

Thereafter the development shall be implemented fully in accordance with the approved details and retained in perpetuity. **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

18) The gradient(s) of the access drive(s) shall not exceed 1:12 for the first metres behind the highway boundary. **REASON:** *To enable vehicles to enter and leave the highway in a slow and controlled manner and in the interests of general highway safety.*

21) The existing close boarded fence (except at the point of access) separating the site from properties on Weir Road and Morrison Court shall be retained in perpetuity. **REASON:** To safeguard residential amenity **and to accord with Harborough**

District Core Strategy Policy CS11

25) No soft landscaping (i.e. plants, trees, hedgerows) shall be allowed to grow above the retained 1.8m fence separating Plot 13 from the properties in Morrison Court (No.s 56 to 59). **REASON:** To safeguard the living conditions of adjacent occupiers and to accord with **Harborough District Core Strategy Policy CS11**

Removal of Conditions

Condition 11 not needed as contained within Condition 8

Condition 15 not needed as contained within Condition 5

Condition 22 not needed as contained within Condition 6

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11/01642/OUT – THURNBY James Coles and Sons (Nurseries) Ltd	Erection of up to 175 dwellings (means of access to be considered), J Coles Nursery, 624 Uppingham Road.
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ADDITIONAL REPRESENTATIONS:

ADDITIONAL REPS:

1 additional letter of objection has been received (Orchard House, Grange Lane) raising similar issues to those previously raised, but also including a petition of 87 signatures requesting Traffic Calming measures on Grange Lane (either Grange Lane to be One-way for its entire length or a section from Main Street to Holmleigh Gardens to be One-Way with the remaining section to the A47 to be Two Way) to be incorporated into any consent on site.

Severn Trent Water: No objection subject to condition relating to surface water drainage.

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11/01709/OUT – MARKET HARBOROUGH Persimmon Homes (North Midlands) Ltd	Erection of up to 110 dwellings (means of access to be considered, all other matters reserved), land east of Northampton Road.
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ADDITIONAL REPRESENTATIONS:

One additional letter of objection from resident in Caxton Street: Concerned about the impact on the junction of Northampton Road/Scotland Road particularly during peak periods.

Additional condition:

An application for the approval of all of the reserved matters shall be made to the Local Planning Authority before the expiration of two years from the date of this permission. **REASON:** To accord with the provisions of Section 92 of the Town and Country Planning Act 1990.

It should be noted that the time periods for the submission of details and commencement of development as referred to in the above condition and condition 2 (page 114) have been reduced by 1 year from the "standard" period in order to help secure deliverability of the housing thus reducing the 5 year deficit which is considered significant.

The Applicant is aware of this condition.

The Applicant has also submitted a draft Section 106 Agreement which also commitment to deliverability.

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11/01773/FUL – GREAT BOWDEN Mr and Mrs Hayes	Erection of two storey rear extension, 22 Main Street.
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ADDITIONAL REPRESENTATIONS:

4 letters of support (1) does not obstruct any views or block sunlight, does not affect parking.

Members will be aware of the emails dated the 6th February 2012 detailing the history of the site and neighbouring properties and their numerous extensions that has been forwarded to them over the past week from the applicant's agent (available to view on file).

AMENDMENTS TO CONDITIONS:

None

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11/01788/FUL – MARKET HARBOROUGH Harborough District Council – John Parrott	Erection of twelve floodlights, Tennis Courts, Welland Park, Welland Park Road.
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ADDITIONAL REPRESENTATIONS:

Consultee comments

Environmental Health: confirm that their comments do take into account the residential property at Welland Lodge (18th Jan 2012)

Highways: Recommend approval, with condition that the luminance of the light sources is not a hazard to the safety of road users. (30th Jan 2012)

Report additional information

Impact upon character of the area: Correction: the last sentence of this paragraph should read, "The proposal thus complies with CS:11"

Highways: No alterations to parking or access are proposed. It is considered that the glare and luminance/spillage levels requested by Environmental Health and controlled by condition, are sufficient to address the Highways concerns.