

PLANNING COMMITTEE: 4th April 2023
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.

Page: 13

21/01519/FUL	Erection of a local centre comprising retail units (Class E), 13 apartments and 6 dwellings with associated parking, creation of overflow parking area, landscaping and supporting infrastructure Land to The West Of Leicester Road, Market Harborough
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Representations

Comments have been received from Market Harborough Civic Society

1 The Market Harborough Civic Society welcomes the opportunity to comment on the Local Centre planned for the Airfield Farm estate. As we understand from the Master Plan two centres are proposed. The Civic Society considers that an estate of this size would justify the provision of a Post Office and a Pharmacy. There is no mention of these facilities in the paperwork relating to this centre. The details of the other centre are not available. The Civic Society considers that the District Council should negotiate for the provision of these services before any approval is given.

2 The Civic Society also welcomes the location and design of this centre. Despite the provision of car parking we feel that customers could be tempted to park on the spine road. This could cause congestion and danger to other road users particularly as the site lies opposite the entrance to Woodward Drive. We feel that the authorities should take measures to avoid this happening.

3 We notice that the name suggested for the Cafe is Oat Hill. The developer should be made aware that there is already a restaurant called Oat Hill in Kettering Road.

Officer comment

1. End users for the local centre have not yet been confirmed. It is not for the Council/Development Management to decide which operators should operate from this local centre. No application has been received for the other local centre hence no details are available.
2. The Local Highway Authority have reviewed the application details and are satisfied with the level of off-street parking provided.
3. The name of the local centre is indicative at this stage.

Suggested Conditions

Following publication of the Agenda, the Applicant and Case Officer have discussed Conditions 4 to 7 and it has been agreed the suggested wording can be amended following additional information having been supplied by the Applicant as follows:

The uses proposed were selected to ensure that any uses would be compatible with the area and each other. The retail food and drink convenience unit (MHB3) is in a small unit format and will serve the Local area and ensure that such local need can be met. Likewise the unit identified as Yoga studio (MHB1), the unit identified as café (MHB2) and the other unit (MHB4) all sit comfortably for uses that will see visiting members of the public. Satisfactory parking is provided to cater for the uses and ventilation/ extraction is covered by condition to ensure that relevant standards can be met.

The intention is that the largest unit (MHB3) will be operated by a Regional/National retail food and drink convenience operator as a smaller format unit (Spar/Coop/Tesco/Londis). It can also be operated by an independent operator. This is the unit that probably needs the greatest range of hours.

Opening hours for commercial units in Local Centre type locations do vary. The widest range of hours tends to cover retail food and drink convenience units. Some are 6 am to 11 pm Monday to Saturday and 6 am to 10 pm on Sundays and Bank holidays. Some are 7 am to 11 pm Monday to Saturday and 7 am to 10 pm on Sundays and Bank holidays.

The most local commercial unit to the site is the Spar on Coventry Road which opens 7 am to 10.30 pm Monday to Saturday and 7 am to 10 pm on Sundays.

Kettering Road 19/01989/VAC gives :

Condition 36. – Retail and community uses open to customers/members of the public between 0800 and 2200 Monday to Sunday.

The units can be open beyond/before that for starting and closing down.

Condition 37. – Deliveries are restricted to Monday to Fridays only 0800 to 1800 And Saturdays 0800 to 1300 .

The other units/uses will have varied hours. None of the uses should give rise to any disturbance outside that which would normally be experienced in a Local Centre area which includes residential uses. Many such uses need preparation prior to opening to the public and likewise administration etc after visiting members of the public have left the premises.

Condition 4: Use Class Restriction

The commercial uses hereby approved shall only be used as Class E (a) (b) (d – fitness – Yoga Studio use only) or (e) and shall be used for no other purpose falling within Class E of the Town and Country Planning (Use Classes) (Amendment) Regulations 2020 (or any order revoking or re-enacting or amending that order with or without modification) or a Hot Food Takeaway (sui generis).

REASON: To ensure the uses within the Local Centre are appropriate to the surrounding area and serve the needs of local residents.

Condition 5: Restriction on number of hot food takeaways

The uses hereby permitted shall contain no more than two hot food takeaway units.

REASON: To ensure that the development has the right mix of uses and is not dominated by hot food takeaway units.

Condition 6: Opening Hours

The non residential uses in Units MHB1, MHB2, MHB3 and MHB4 hereby permitted shall not be open outside the following hours 07.00 hours to 22.00 hours Monday to Saturday inclusive and 08:00 hours to 20.00 hours on Sundays and Bank and Public holidays.

REASON: To safeguard residential amenity having regard to Local Plan policy GD8.

Condition 7: Delivery Times

No deliveries shall be taken at or despatched from the non residential units MHB1, MHB2, MHB3 and MHB4 or activities within the service yards shall take place outside of the hours of 07.00 to 22.00 Mondays to Saturday inclusive and 08:00 to 20:00 hours on Sundays, Bank and Public Holidays.

REASON: To safeguard residential amenity having regard to Local Plan policy GD8.

Correction - Condition 2: Approved Plans

“Drawing Register” should be replaced with “Drawing Schedule LHLC_001 – Little Harborough Rev. P03”

S106

The financial amounts listed in Appendix B will be altered prior to the signing of the s106 Agreement so that they reflect the correct number of residential units – 19 not 20.

The Local Highway Authority have advised Officers that travel packs and bus passes are not required because the development is less than 25 dwellings.

<p>22/00719/FUL &</p>	<p>22/00759/VAC-Variation of Condition 2 (private only use of stabling) of 13/00829/FUL to enable the stables, tack room and hay barn to be used by horses other than the applicant's own including horses owned by visitors staying in lodges which are proposed under planning application 22/00719/FUL).</p>
<p>22/00759/VAC 22/00764/VAC 22/00767/VAC</p>	<p>Variation of conditions x 3.</p> <p>Land at Ate Farms Ltd, Moorbarns Lane, Lutterworth</p>

22/00719/FUL: Lutterworth Town Council (received 03.04.23)

Comments: Lutterworth Town Council would like to object to this planning application due to location, it is a single-track road with ditches either side making increased traffic here a major issue.

This is also very near 2 large schools one of which is already increasing in size due to recent expansion so there is already a high volume of traffic and this would add to this with amount of cars/horse boxes passing through. At school start and end times there are a large amount of students/parents leaving this area in cars and on foot crossing the main roads.

Lutterworth Town Council have also advised there is no clear detailed plan on the application and would request this before the application is processed any further.

Lutterworth Town Council fully support the LCC objection that has been issued.

Planning Officer Comment:

Detailed plans have been provided, including site layout and a plan which shows the detailed site access, as requested by Highways (Plan 27061_08_020_01 refers). This plan demonstrates that a safe access can be provided. Additional TRICS data has also been provided in regard to trip generation, as originally requested by the Highways Officer (21.04.22).

“The LHA are satisfied that it is unlikely that the additional trips generated by the proposed development would have a material impact on the existing road network during the weekday or weekend highway network peak hours”

Final highways comments are detailed in the Committee report and raise no highway safety issue, recommending that the access improvements are implemented (C13) and parking and turning provided (C14) as per the submitted plans (dated 28.06.22).

22/01106/FUL	Erection of detached dwelling (revised scheme of 20/00820/FUL, Land at Nether Green, Great Bowden
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Amended Conditions:

It is recommended that Condition 12 be amended so as to include a requirement for the submission of details of the protection of the Mud Wall to the eastern boundary to be included within the requirements of the Construction Method Statement.