

**PLANNING COMMITTEE: 12<sup>th</sup> October 2021**  
**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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| 20/01470/FUL | Erection of 6 dwellings with associated access, car parking and landscaping (revised scheme of 20/00614/FUL) Land North Of Ashley Road, Medbourne |
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Following the Members site visit the Agent has provided the following information.

**Spoil**

The applicant and owners propose the spoil removed from the forming of the access road and development will be re-located and spread over the field to the west (within the landowners ownership) rather than removed from site. Thereby reducing the construction traffic for the scheme and the removing the need to cart spoil away from site.

**Wildlife Buffer**

- To confirm the agreed wildlife buffer is entirely within the red line boundary of the site. We have stated on the drawings that the wildlife buffer to the existing hedging is 3-4m from centre of hedgerow / boundary, all located within the red line boundary. This has been agreed with the County Ecologist as being acceptable for this development.

There have been previous discussions stating we are utilising adjoining land for the sites wildlife buffer, this is incorrect. We have stated on the drawings that *“Open fields outside of ownership [are] indicated as enjoying an existing wildlife corridor adjacent to hedgerow”*. Basically stating that currently the adjoining fields are open and wildlife can utilise this side of the existing hedgerow. This is separate to the wildlife buffer created within the red line boundary and also in addition to the width agreed with the County Ecologist.

Officer clarification on s278 (highway approval process) for relocation of 30mph sign:

LCC Highway advice:

- If it’s just the relocation of an existing sign (no change in speed limit location) then the new position will be agreed as part of the S278 process; or
- If it’s a relocation of the 30mph speed limit and sign then we would need to undertake a public consultation prior to the S278 agreement being signed and works on site.

Overall, the 30mph will be moved as part of the S278 agreement, however how quick the process is will depend on the nature of the works.

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| 21/01063/FUL | Erection of 8 dwellings, office, 4 health and leisure facilities and solar PV canopy, Archway House, Lubenham |
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This Application has been WITHDRAWN.

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| 21/01222/REM | Erection of 150 dwellings and associated works (Reserved Matters of 18/00579/OUT, including details of appearance, landscaping, layout and scale), Arnesby Road, Fleckney |
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LLFA response to submission of information to discharge conditions 7-9

The information submitted to discharge Conditions 7-9 is insufficient. The following information is required:

Condition 7

- Full modelled scenarios for the 1 in 1 year, 1 in 30 year and 1 in 100 year plus climate change storm events.
- Plan detailing the impermeable area attributed to each drainage asset (pipes, swales, etc).
  - A plan showing above ground flood pathways for a blockage scenario, to ensure exceedance routes can be safely managed.
  - Typical inspection chambers & headwalls, SuDS features detail/sections/side slope gradients (swales, attenuation pond, filter strip) SuDS flow control details.

Condition 8

- Details demonstrating 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.

Condition 9

- Details of the surface water Maintenance Plan should include for routine maintenance, remedial actions and monitoring of the separate elements of the surface water drainage system, the submitted plan makes not provision for the swales and filter strips.

The Applicant has submitted a Discharge of Condition Application (Ref: 21/01755/PCD) to deal with the above and Condition 10 (infiltration testing) to avoid delaying the current REM application.

LCC Ecology response to additional information supplied to address LCC Ecology comments July 2020

*Summary:*

Recommended refusal of the application due to the loss of species-rich grassland. In addition an up to date badger survey and evidence that the scheme is within District Level Licensing is also needed before this application can be determined.

A TEAMS meeting was held (Thursday 7<sup>th</sup> October) with the LCC Ecologist, Applicant Ecologist, Applicant and Case Officer to discuss the concerns raised. The Case Officer explained that the loss of the grassland in the northern part of the site was shown on the (approved – see Condition 3 outline) Development Plan Framework. It was also explained that LCC Ecology did not raise an objection to the loss of this grassland previously and advised in

their August 2018 comments “*that impacts on this habitat and protected species are mitigatable*”

It was also explained that Condition 6 of the outline requires the submission of a Conservation and Mitigation Plan in relation to protected species only and not habitats. On this basis it was agreed the information submitted was acceptable to address the requirements of this condition.

However, it was agreed that the landscaping plans needed to be revised in relation to the front of the site in the parcel between the brook and the main residential parcel in order to seek to retain and enhance where applicable the areas of Neutral Grassland – Semi Improved (shown in FPCR Ecological Appraisal dated August 2018 at Figure 1 on Drawing 6890 -E-03) that are not subject to balancing pond creation and road construction works and once these areas are built, to then reseed with suitable replacement grass species and to maintain the areas accordingly as part of the Long term Open Space Management. It was agreed by all parties this could be secured by way of condition (see below)

In relation to protected species, the Applicant’s Ecologist (Ramm Sanderson (RS)) have completed surveys for and reported on bats, great crested newts (GCN), badger, water vole & otter. These are dealt with below:

Bats – a roost was recorded in Bird Cage Cottage in 2018 by FPCR. Updated surveys were completed by RS in 2020 and 2021 and this information and the outline consent has been used to obtain a licence from Natural England, legitimising the demolition of this building. A copy of the licence has been submitted to the LPA. As only a single bat is affected, a bat box has been provided and has been installed on site, on a mature tree, to be retained by the scheme.

GCN – FPCR recorded a population of GCN in the pond present on the site in 2015 and 2018. The Applicant has used this data to obtain a District Level Licence (DLL) from Natural England (NE). A copy of the certification received to date has been submitted to the LPA. This is an agreement between NE and the Applicant;

Badger – FPCR recorded a disused outlier sett in 2015, monitored it in 2018 and RS have also monitored it in 2020-21. No badger activity has been recorded and if required, the sett can be closed without the need for a mitigation licence. An ecological clerk of works will be in attendance as a precautionary matter.

Water Vole – although the brook had suitability for Water Vole, no presence of the species was identified in prior surveys, nor in RS’s more recent updates. An ecological clerk of works will be in attendance throughout works to the channel and whilst the road culvert is installed as a precaution.

Otter – a spraint was recorded in 2015, but no more recent definitive evidence has been recorded. There are no holts on site. According to the landowner, otter used to fish his Koi carp from his large pond, however since GCN surveys in 2015 introduced invasive plants to the pond, it has been drained and all fish removed. This is likely to have caused otter to leave the area.

### **Additional Conditions**

#### **8. Revised Landscaping Plans**

Notwithstanding the submitted landscape drawings, revised drawings shall be submitted which demonstrate the use of suitable native grassland species in the areas around the balancing ponds and road, and which also demonstrate the retention and enhancement of the adjoining neutral grassland in these areas which is Neutral – Semi improved. The drawings shall be submitted and approved in advance of any road or pond construction in these areas and shall thereafter implemented as approved and maintained accordingly as part of the Long term Open Space Management.

Reason – To ensure retention and enhancement of natural grassland areas not subject to development works and for those parts subject to construction works to ensure that appropriate grassland species are used following completion of the relevant works which will assist with the reintegration of the works into the grassland areas.

#### 9. Drainage

Notwithstanding the submitted drainage information, no development shall commence on site until drainage information to satisfy the LLFA in relation to Conditions 7-9 of outline planning permission ref 18/00579/OUT has been submitted to and approved in writing by the LPA. Thereafter the development shall be implemented in accordance with the approved details

REASON: For the avoidance of doubt and to prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site.

#### 10. Footpath Material

The footpath link adjacent to Plot 32 and Plots 78-83 as shown on the approved planning layout connecting the site to the existing Public Right of Way (A14) along the eastern boundary shall be constructed from tarmac.

REASON: For the avoidance of doubt and to provide an all weather link for walkers in the interests of amenity and safety.

#### 11.

Prior to the 1<sup>st</sup> occupation of the dwellings hereby approved, a scheme shall be submitted and approved for making good Birdcage Cottage. This scheme shall include a timetable for delivery of the works to be undertaken. The works thereafter shall be implemented in accordance with the approved details

REASON: To ensure a satisfactory form of development in accordance with Policy GD8

#### **Additional Notes**

- 7) The information submitted with this reserved matters application to discharge outline conditions 6,11,12, 13, 18,19, 20 and 22 is acceptable and are hereby discharged

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| 21/01344/FUL | Demolition of conservatory and rebuilding to form sunroom, raising roof to side of property to enable staircase for access to convert roofspace to include dormer to the rear elevation and two rooflights to the front elevation (revised scheme of 21/00933/FUL) 6 Old Holt Road, Medbourne |
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**Planning Committee Speakers List – 12<sup>th</sup> October 2021**

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.

| <b>Application</b>                      | <b>Parish</b> | <b>Speaker</b>                     | <b>Type</b>          | <b>Time (mins)</b> |
|---|---------------|------------------------------------|----------------------|--------------------|
| 20/01470/FUL                            | Medbourne     |                                    |                      |                    |
| 21/01063/FUL –<br>Application Withdrawn | N/A           | N/A                                | N/A                  | N/A                |
| 21/01222/REM                            | Fleckney      | Wendy Whiting<br>Richard Henderson | <b>O</b><br><b>A</b> | 3<br>3             |
| 21/01344/FUL                            | Medbourne     | Martyn Jones                       | <b>A</b>             | 3                  |

**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 2020/21**

***Councillors Mrs Ackerley, Mrs Burrell, Champion (Chairman), Elliot, Frenchman, James, Liquorish, Modha (Vice-Chairman) and Nunn.***

*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.*