

PLANNING COMMITTEE: 6th December 2022
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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20/02075/OUT	Outline application for biomethane refuelling station, petrol filling station with ancillary retail, drive through restaurants (Class E/sui generis), ancillary car parking and associated works (all matters reserved) Land former Mere Lane, Bitteswell
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Amended Condition

Condition 3 should be amended to read (deletions have been ~~struck through~~, insertions in **bold**):

3. The development hereby permitted shall be carried out in complete accordance with the approved plans listed in schedule:
 - Red Line Plan Existing Site plan ref. 4811 CA 00 DR A 00051 PL2
 - Parameter Plan ref. 4811 CA 00 DR A 00054 PL**78**

21/02060/OUT	Outline application for the erection of 6 holiday accommodation units and related car parking and pathways (access and layout to be considered) Ullesthorpe Court Hotel, Frolesworth Road, Ullesthorpe
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Amendment to condition 4: (to correct reference to one shepherds hut)

The guest/tourist accommodation hereby approved shall be limited **to 6 holiday lodges**, with no tents, caravans, motorhomes etc. on site and be occupied for holiday purposes only and in accordance with the following terms:

- a.) Such occupation shall not exceed a continuous period of 30 days;
- b.) The units shall not be occupied as a person's sole, or main place of residence; and
- c.) A register of all guests shall be kept, including dates and durations of each stay by each guest, and the register shall be made available for inspection by the Local Planning Authority at 48 hour notice.

REASON: The site is in a position where the Local Planning Authority, having regard to planning policies pertaining to the area, would not permit permanent residential accommodation and to preserve the development as short-term tourist accommodation to accord with Harborough Local Plan Policies GD3, GD4, GD8 and RT4 and the National Planning Policy Framework.

22/00814/FUL	Demolition of existing house, alteration to existing access and erection of 11 units 4 Station Street, Kibworth Beauchamp
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Kibworth Neighbourhood Plan Review

A report to Cabinet recommending the Examiners recommendations is expected in January 2023 with a referendum likely to be in late spring 2023.

Report Corrections

Para 6.9 – the development proposes the following mix:

- 1 x 4 bed
- 1 x 3 bed
- 2 x 2 beds
- 3 x 1 beds

Para 6.16 – following the suggested policy modification by the Examiner, which removes the words “to be low density” Officers consider there is no conflict between the proposal and the proposed housing allocation,

Para 6.21 should read plots 5-9 (not 5 and 6)

Para 7.1 – The emerging Kibworth Neighbourhood Plan can be afforded significant weight (not “limited to moderate”)

22/01596/FUL	Conversion of existing agricultural building into 2 holiday lets. Woodhouse Farm, Back Lane, East Langton
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Amendment to condition 4: (to correct reference to one shepherds hut)

The guest/tourist accommodation hereby approved shall be limited to **2 holiday lets**, with no tents, caravans, motorhomes etc. on site and be occupied for holiday purposes only and in accordance with the following terms:

- a.) Such occupation shall not exceed a continuous period of 30 days;
- b.) The units shall not be occupied as a person's sole, or main place of residence; and
- c.) A register of all guests shall be kept, including dates and durations of each stay by each guest, and the register shall be made available for inspection by the Local Planning Authority at 48-hour notice.

REASON: The site is in a position where the Local Planning Authority, having regard to planning policies pertaining to the area, would not permit permanent residential accommodation and to preserve the development as short-term tourist accommodation to accord with Harborough Local Plan Policies GD3, GD4, GD8 and RT4 and the National Planning Policy Framework.

22/01733/FUL	Erection of a two storey and single storey rear extensions, first floor rear extension, single storey side extension and erection of a front entrance lobby Silverdale, Stonton Road, Church Langton
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3 objections: [1 is an additional comment to previous comment already made] (1) proposal makes no consideration for the neighbours and proximity to conservation area (2) proposal affects view from churchyard and allotments (3) Overbearing upon neighbours (4) proposal is disproportionate and harms the setting of Conservation area and Grade 2* listed Church (5) design conflicts with Neighbourhood Plan policy DBE3 that requires development to recognise the distinctive local character of the parish. (6) the addition of the 2nd ridge and gable roof increases the height and the impact of the extension on the adjoining conservation area (7) the extension to the existing two storey gable will protrude the heightened ridge forwards of the building line of the neighbouring property this will impact neighbours and the conservation area.

Cllr King

Having called this application in as one of the ward members, on grounds of design, impact on adjoining Conservation area and impact on neighbouring residential amenity I wish to make some comments about the amended plans that are before you.

I was able to visit the site on Monday's site visit to see both from the applicant's and the neighbouring property.

On balance I still have reservations about the visual impact of the proposed amended design, which will mean an approx 40% increase on floor space and still have a significant impact on the neighbouring property, Trinity House, which is between it and the Church, churchyard and conservation area.

Trinity House was built a few years ago using reclaimed bricks, timber and lime mortar, to fit in with the adjoining Conservation area and Church heritage vernacular of the local setting. A number of conditions were imposed re landscaping and design to ensure it 'fitted in'.

The concerns that I have are

1) Currently the proposed amended extension would mean that there would be an increased massing on the ground floor on the side of the property adjoining Trinity House, the overall length would create a very long brick wall, once the proposed extension is added to the garage.

There would be an impact on light and noise from the proposed Games room to the side access and side bedroom through the first floor window.

Adequate noise insulation and light pollution control, is essential to ensure that this doesn't lead to a detrimental impact on the quality of life for residents in Trinity House.

The height of the roof apex of the ground floor extension, in my view creates a dominant aspect to this side and would be over bearing for this type of setting.

2) The proposed upper floor extensions is in my view still overbearing and would be dominant on the rear view which can also be seen from the nearby Churchyard, PROW and the Conservation area. The addition of a balcony causes concerns as this is not in keeping with this location.

3) The proposals are currently screened by quite a lot of overgrown foliage which would if it remains create a buffer and visual screen for some of what is proposed. However, there is nothing from what I can see, in the conditions to stop that mature shrubbery and trees being removed, which would have a negative impact on visual and acoustics.

4) If the committee is minded to approve then I would like to see conditions added re working hours as this is a very quiet location and being virtually adjacent to the historic parish church and active churchyard. Therefore I would to request no works on Sundays or Bank-holidays in particular or late at night.

I would also like to see a condition added about contractor parking and deliveries, as this site is opposite the Church Langton Primary school so as to avoid additional congestion at school drop-off and collection times and also to ensure that contractors are not damaging the grass verge as there is no pavement at this location or street lighting at night.

Whilst I can accept that an extension is possible at this site, I'm not convinced this is the right one in terms of design quality and likely impact on residential amenity and request that the committee rejects this application on the grounds of massing, design and residential amenity.

Officer Clarification – Heritage Assets

The relevant statutory duty relating to development in conservation areas is contained in Section 72(1) of the 1990 Planning (Listed Buildings and Conservation Areas) Act 1990, which states that, in the exercise of planning functions, 'with respect to any buildings or other land in a conservation area ... special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'. However, as the application site falls outside a conservation area, Section 72 is not engaged in this instance.

Section 66 (1) of the 1990 Planning (Listed Buildings and Conservation Areas) requires that in considering whether to grant planning permission or permission in principle for development which affects a listed building or its setting, the decision maker shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses

Para 195 of the NPPF requires LPAs to "assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset)"

In Officers opinion, the extensions to Silverdale will not harm the setting of St Peters Church by virtue of their scale and design and intervening development (i.e. Trinity House) and as such Section 66 is satisfied. It is also considered that the setting of East Langton Conservation Area will not be affected again due to the scale and design of the extensions and as such Para 195 is satisfied.

Planning Committee Speakers List – 6th December 2022

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	Time (mins)
20/02075/OUT	Bitteswell	Louise Steele	AG	3
21/02060/OUT	Ullesthorpe	Lee Ward	AG	3
22/00814/FUL	Kibworth	Mr Lee Staniforth	AG	3
22/01596/FUL	Kibworth	Mr GH Robinson or Mr A Robinson	A	3
22/01733/FUL	Kibworth	Mr Tom Faulkner	O	3
		Mr James Farquhar	A	3
		Cllr Whelband	WM	5

Key to Speaker Type:

O = Objector, S = Supporter, PC = Parish Council, A = Applicant/to speak on behalf of applicant, AG = Agent, STC = subject to consent, WM = Ward Member

PLANNING COMMITTEE MEMBERSHIP 2023/2023

Councillors Mrs Ackerley, Bilbie, Burrell, Champion, Frenchman, Galton, James, Liquorish, Modha.

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.