

**PLANNING COMMITTEE: 5<sup>th</sup> December 2017**  
**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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17/00450/FUL	Demolition of existing buildings and erection of three dwellings (revised scheme of 15/01856/FUL) Manor Works, Main Street, Fleckney
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The site plan and Unit 1 elevations in the Agenda are not up-to-date. The power point plans are up-to-date. To clarify the latest drawings are L58 rev D and L62 rev F as per the conditions in the Agenda.

1 further letter of objection (1) marginally better than others, still falls short of ideal (2) obs. as reported.

17/01108/REM	Erection of 215 residential dwellings, with associated infrastructure, public open space, vehicular parking, and ecological mitigation at Land Off Farndon Road, Market Harborough
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**Additional Representations:**

**LCC Highways**

Extensive dialogue has occurred between the Applicants, Officer and LCC Highways with regards the adoptability of the roads through the development. The latest position from LCC Highways is set out below:

*The access way on to the private drive would need addressing at this stage as the required redesign may affect plot positioning. As previously mentioned we will need a continuous footway on the adjoining access road with a dropped crossing in to the private drive as per Figure DG20 (6C's DG, part 3), ie. no bellmouth.*

*With regards to amendment of the speed reduction measures of the section serving 160-165/204-211 and the liaison with Barratt David Wilson this could be dealt with at S38 stage but it may be worth bottoming out alongside the above.*

Highway adoption is not a planning consideration, and these issues can be resolved at detailed highway design stage subsequent to the approval of this Reserved matters application. LCC highways have raised no highway safety issues relating to the proposed layout of the development and therefore the proposal is not contrary to Planning Policy. LCC Highways state that the required redesign *may* affect plot positioning, however, consequently, it may not. As such, there are no sound Planning reasons to refuse this application on this basis, IF the required redesign does affect plot positioning, this can be considered as part of a subsequent application.

**Farndon Fields Residents Group:**

Results are in from the Farndon Fields Residents Group Survey. This survey was carried out via the Residents Facebook Group over the period of 1 Month from beginning of Sept 2017. I had 123 responses! A good number that enables us to accurately foretell what the increased AADT will be at the affected junctions from the proposed 215 new dwellings.

**In summary:**

Across 123 properties, the average number of daily vehicle movements is 6.16. Add to this the average number of visits per day (1.72) makes a Total of 7.88 movements per day, per house. 7.88 multiplied by 215 = 1694.2. If you split this equally between the two junctions you get 847.1 movements.

**The Standards for Highways Volume 6 Section 2 Part 6 TD 42/95 states that a Simple Junction Limit is 300 AADT.**

Not only does this take the existing junctions **way over** the Highways Limit of 300 AADT, the movements of existing residents in the affected Roads have not been added into the equation. Once you add these movements to those from the proposed 215 dwellings the Junctions will be **3 times over the Highways Limit of 300 AADT!**

**Local Representations:**

I object to the above proposal simply on the grounds of the access routes via Charley and Measham Closes.

These Closes have what is classed as 'Simple Junctions' where they meet Angell Drive.

According to The Standards For Highways Volume 6 Section 2, Part 6 TD 42/95 states that the AADT for a Simple Junction is 300.

Using the Farndon Fields Residents Facebook Group I recently conducted a comprehensive survey of actual traffic movements per day per house. Results attached.

I had responses from 123 properties on the estate over a period of 1 month from Sept to October 2017. The Actual Real World vehicle movements per day per house (including visitors) is 7.88. If you multiply this by 215 (new dwellings) you get 1694.2 AADT. Divide this between the two junctions (Charley and Measham) you get 847 at each junction. That is WAY over the Standards for Highways Limit of 300 AADT. This is before you even add existing residents vehicle movements to the equations. Do that and both Simple Junctions will be over capacity by more than THREE TIMES the current AADT Limit for a simple Junction.

Added to the above, cars are regularly parked on the Road at these junction points causing a real danger to motorists and pedestrians.

I understand the need for new houses, the real issue here is one of a safe access route to those houses. The current junctions are not anywhere near capable of supporting the increased traffic levels and will not meet the Standards for Highways Limits. Therefore other access routes need to be considered - especially during the construction phase.

### **Amendments to Conditions:**

Condition 1 should be amended as follows to reflect the updated plan references in response to the above highways issues:

#### **1. Permitted Plans**

The development hereby permitted shall be in accordance with the plans submitted with the planning application as follows:

- AM.224317.100c
- Indicative Street Scene AM.224317.SSE
- Landscape Management Plan- 9564-01-C
- Phasing Plan- FARN-PP-02
- Planning Layout- FARM-PL-001-~~A~~-**C**
- Boundary and Surface Treatment Plan- FARN3-PL-002-~~A~~-**D**
- Storey Heights Plan- FARN-PL-003-~~A~~-**C**
- Site Location Plan- 52852-D01
- 7890 Badger Mitigation Strategy, June 2017
- 7890 Ecology Appraisal, June 2017
- 7890 Biodiversity Management Plan, June 2017
- 7890 Otter Mitigation Strategy, July 2017
- Archaeological Evaluation- 2017-096
- Archaeological Mitigation Strategy V3
- 01-1A Visibility North
- 01-02A Visibility South
- Tracking- TK01- Refuse
- Arboriculture Impact Assessment & Arboriculture Method Statement, MAY 2017
- Indicative sections & tree pit details- L9534/02 June 2017

*REASON:* For the avoidance of doubt and to ensure a satisfactory form of development in the in the general interests of highway safety and in accordance with Paragraph 32 of the National Planning Policy Framework 2012.

17/01307/FUL	Erection of detached dwelling and associated landscaping; creation of new access. Land West Of, Foxton Road, Lubenham
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17/01408/FUL	Erection of a dog day care facility, including erection of indoor exercise area, office/store and associated fencing Land OS 3269 Welford Road, Shearsby
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17/01530/FUL	Demolition of dis-used garage and erection of new dwelling and associated landscaping at Land between 4 and 6 Deepdale, Great Easton
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Representations:

**Parish Council** - Comments: "The Parish Council has received details of the Planning Committee meeting of 5 December at which the above application is to be considered. It has also received an invitation to be represented and to speak at the meeting.

As you will be aware, the Parish Council has submitted a number of comments opposing the proposed dwelling and these are all referred to in the Planning Committee Report. The Parish Council also requested our District Councillor Michael Rickman to call in the item and is grateful to him for his support.

The Committee Report has now been considered in detail and, in the light of that report and the changes made to the Application throughout the period of consultation, the Parish Council wishes to withdraw its opposition to the proposal. As such, the Parish Council is not intending to be present at the meeting on 5 December.

The Parish Council had three main concerns relating to car parking, drainage and loss of amenity value to residents immediately adjacent to the proposed dwelling.

In respect of car parking, it is now clear that three spaces are being provided at no 4 Deepdale and that the new dwelling is also now to make provision for three spaces. This outcome has emerged through the process of consultation and comment. The Parish Council would welcome as a further Condition of Planning that a drop kerb be installed to access parking at no 4 Deepdale.

In respect of drainage, the Condition of Planning is noted. There are remaining concerns about drainage in that part of the Village and the Parish Council is working with Anglian Water and other Flood Agencies to seek to improve the situation.

In respect of loss of amenity value, the Parish Council is very supportive of the concerns expressed by residents, particularly in view of the level of development already taking place in that part of the Village. The Committee Report covers this aspect of the various comments received in some detail and points out the measures taken by the Applicant to mitigate any adverse impact. The Report is helpful in setting out the factors taken into account by the Planning Officers in considering any loss of amenity value and whilst disappointing for the local residents, the rationale for the recommendation to approve this Application is clearly explained".

1 further letter of objection (Further comments to add to previous objection), 1) The idea of a dressing room in a house of this size is somewhat disingenuous as:

a. It appears to have a larger floor space than bedroom 2, b. It forms part of bedroom 3. Logically it would form part of the Master Bedroom which is titled Bedroom 1 in this case. It makes no sense as presented as it can only be accessed via bedroom 3, which is obviously impractical, not least from the privacy perspective of the inhabitant of bedroom 3, c. There is only a single small built-in wardrobe. If it were really to be used as a dressing room surely there would be substantial built in wardrobes? It therefore seems clear that this may well become a 4th bedroom at some point. Whilst this is hypothetical it would surely be responsible planning to allow for this real possibility by insisting on a third parking space to ensure the house meets sustainability criteria. However, there is clearly insufficient space for

this, d. Sustainability is key component for Planning. There is no logic to this house having a dressing room forming part of a bedroom that is not connected to the Master bedroom. Therefore the high possibility of an inhabitant simply putting in a stud wall and door must be accounted for in the parking provisions; it cannot be rational to simply accept the "labelling" in the plans as gospel, 2) In order to comply with the requirement for a combined 5 parking spaces for this house and number 4 it appears to be necessary to dig up even more of the garden of number 4 which further impacts the amenity of Deepdale. Before the wall was removed and the garden dug out to allow for the provision of additional parking for number 4 (seemingly without the required planning permission despite the wall being next to a pavement and being higher than 1m in a conservation area) the aspect looking down Deepdale from the corner of Deepdale / Broadgate / Pitchers Lane was of garden all the way down to number 6. With this latest application, allied to the changes to number 4, we are now going to be looking at mainly parked cars. This is more suited to an urban environment as opposed to a rural one. As a Selected Rural Village the village's character should be maintained, 3) In line with the above comment, there is simply not room for a house of this size without materially altering the character of Deepdale.

1 further letter of objection further to amended plans, 1) The proposed surface drain to be laid in front of the parking area to the new house should prevent run-off water flowing along Deepdale, 2) The proposed dressing room is still likely to be a fourth bedroom, 3) The amended parking arrangements are still inadequate for a four bedroom house with extremely tight access, the narrow width of Deepdale combined with the fact that the parking area is not at right angles to the road, 4) The recent development of this corner of the village will result in considerable extra traffic along Broadgate and Pitchers Lane/Brook Lane, the latter of which is particularly narrow, as well as Deepdale. As previously stated, Deepdale now serves 7 houses and provides access to the bridleway to Nevill Holt and for agricultural machinery, 5) If the planning application is approved, the overall appearance of Deepdale will be as an urban road of parked cars rather than a rural lane. The parked cars are clearly visible from the junction of Deepdale and Broadgate. The lack of car parking along Deepdale is exacerbated by the high housing density of Number 4 and the proposed new house. This is not in keeping with the existing houses along Deepdale, 6) Clearly the site of the proposed new house should revert to the garden and provision of car parking facilities for Number 4 as originally included in the planning application (reference number 16/00674/FUL received on 24/04/2016) for the recently completed extension to Number 4.

17/01536/VAC	Variation of Condition 8 (hours of operation) of planning permission 13/01523/FUL. Great Glen Crematorium, London Road, Great Glen, Leicestershire, LE8 9DJ
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Late representations received:

4 no. letters of support have been received from local Funeral Directors. 1 no. letter of support has also been received from the Leicester Council of Faiths.

Email correspondence from the Agent received on 05.12.2017 in the absence of speaking at Planning Committee this evening due to illness. The points that were to be raised by the Agent include the following:

- The requirement for the submission of the planning application was borne out of a single objection to the use of the premises on Saturdays, yet when the planning application is advertised you have received at least 14 objections. Clearly these objections are not as a result of the use of the premises, they are as a result of that use being advertised, so they are forced objections which are hoped to then collectively thwart the planning application.
- There is a defined need for premises to be open on a Saturday, which is fully explained in the application submission details and which is clearly justified in the additional letters of support that you have received from local Funeral Director and Community Faith Leaders.
- No other crematorium within Leicestershire is prevented from opening on a Saturday in order to meet the needs of the Community.
- All of Westerleigh Groups crematoria (reaching 30) across the Country are permitted to open on a Saturday in order to serve their catchment populations.
- The vast majority of users of the facility do not travel through the main body of Great Glen village, they access the premises via the A6 and London Road, which used to be a major road to the south of the village before the A6 by-pass was constructed.
- The Highway Authority have confirmed that the proposed development cannot be considered to have a 'severe' detrimental effect on the operation of the public highway, and it therefore acceptable in terms of the NPPF guidance.
- There are no issues of any other noise and disturbance as a result of the proposal, as the site is too far away from residential properties.
- The proposal is, therefore, fully compliant with the national planning guidance contained in the NPPF and local planning Policy as contained within the Core Strategy and the Great Glen Neighbourhood Plan.



17/01575/FUL	Erection of single detached dwelling including installation of new access (Resubmission of 17/00774/FUL) Land At Oak Lane, Arnesby
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17/01715/CLU	Certificate of lawfulness of proposed development for the installation of a dormer window and alterations to loft at 20 Welland Park Road, Market Harborough
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17/01773/NOT	Prior notification for the erection of a single storey rear extension (depth 6m, maximum height of 3.64m and eaves height of 3m) at 20 Welland Park Road, Market Harborough
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17/01739/FUL	Change of Use from a shop (A1) to drinking establishment (A4) 84 St Marys Road, Market Harborough
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. 4 further letters have been received objecting to the proposal on the following grounds:

- (i) Loss of amenity, noise and disturbance. Once a month the applicants promote local musicians with a open mic acoustic night in their current premises they also have a book club and quiz nights. Predominantly the disturbance and noise will be from drinkers inside and out in the outdoor proposed seating area; from music within the premises (or doors open in summer) as well as customers leaving, chatting loudly etc.
- (ii) The applicant seeks to operate from 11am till 11pm seven days a week. Of course our privacy will be disturbed and our amenity will be affected - the customer base will change, the times of use will change and never have an evening off, let alone a day off, and noise levels will change.
- (iii) We are very concerned that, if the council were to grant a change of use for the current applicant to set up a beer house, there would be little to get in the way of a subsequent application for a traditional pub or club.
- (iv) The applicant proposes a dedicated smoking area which is not only the other side of the wall, but right next to adjacent residential premises kitchen window.
- (v) Granting the change of use to a drinking establishment will not enhance the amenities of the area and is likely to lead to the closure of this vital service leaving upper units vacant.
- (vi) The first floor of 84 |St Marys Road are currently used for counselling for psychotherapeutic work. The proposed change of use would change the immediate environment and the requirement for a confidential, private and quiet premises

In addition a further letter of support has been received which states.

- (i) The Beerhouse is an asset to Harborough. It has gained a reputation across the county as a craft beer venue and offers something that no other pub in Harborough does.
- (ii) It does not rely on piped muzac, fruit machines or televised sport to generate custom, instead relying on the quality and variety of the beer it offers. This, in turn, has shaped its customer base. The Beerhouse is the quietest and calmest pub you could find.
- (iii)

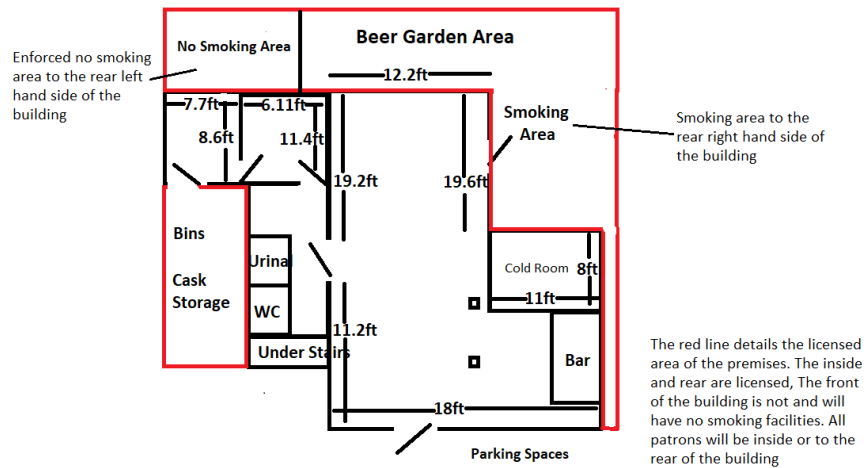
Further information has also been submitted by the applicants in support of their proposals.

Following the receipt of the Planning Committee Report, we would like to submit the following supplementary information to our application.

- (i) Beerhouse has been situated at the Ground Floor of 76 St Mary's Road, Market Harborough, since December 2014. In that time, there have not been any complaints of noise and / or disturbance either from the 2 neighbours above or those in close

- proximity. Beerhouse is active in ensuring Market Harborough is a safe space – Helen Sheldrake is Vice Chair of Market Harborough Pubwatch scheme and in the 3 years since opening there has not been a single incidence discussed concerning Beerhouse.
- (ii) The 3 year lease has ended and we are currently operating on a month to month basis on goodwill from the current Landlord. We are seeking to relocate to a property more suitable to our business, that allows for diversification in to serving hot drinks and cold food through the existence of a kitchen. The current building does not allow for this. We are not seeking to expand the numbers of people we can accommodate. The move would reduce capacity by about 30 customers, but we feel we would be able to offer a better service in the new property.
  - (iii) Beerhouse is a micropub and as such should be viewed as a community meeting place as much as a public house. There are no juke boxes or background music, the emphasis is on great quality beer and conversation. The customer base of beerhouse is not made up of rowdy individuals shouting over amplified music. We cannot have large amounts of people in a 70SqM area and that is not the business model. Until late in the evenings on weekends, beerhouse only has a gentle hum of conversation. This is our unique selling point and the basis of a micropub business, we are members of the Micropub Association. This is further emphasised by the fact that in the current premises Beerhouse has 2 business in the floor above who co-exist with no problems. One is a photography studio and so has a constant flow of people Monday – Saturday and the other is a busy office producing school timetables.
  - (iv) Several local groups use beerhouse as a meeting place including Rotoract, The Photography Society Board, The Green Party, The Chamber of Commerce, Mo’Ket Harborough, Sustainable Harborough. We have held fundraising events for Movember, the Christmas Fair, the Squires Effect, the Air Ambulance, the Under 15’s Rugby team at MHRUFC.
  - (v) We would like to keep the option open to continue holding such events on Tuesday nights when the micropub is usually closed and we can offer the entire space as an area to be used. Hence asking for licensing hours between 11:00 and 23:00. It is not our intention, nor in our business plan to open all day, all the time. The present opening hours are Monday and Wednesday, 18:00 – 23:00. Thursday to Saturday 12:00 – 23:00 and Sunday 12:00 – 22:00. Closed on Tuesdays. We do not anticipate a change in opening hours should the move be approved. We would however like the option of being able to open on Tuesday evenings 18:00 -23:00. We would be happy to restrict our opening hours should that be recommended by the Planning Committee.
  - (vi) Within beerhouse we run a book club, a vinyl revival evening. A quiz night and an acoustic night. No event begins before 20:00. We are members of the Taste Harborough co-operative, supporting other local businesses by ensuring we serve locally produced drinks and snacks (Rutland Charcuterie, Market Harborough Brewery, Bottle Kicking Cider and when relocated all food will be locally sourced).
  - (vii) The question of Privacy for Mind Talk clients can be easily addressed, customers will be entering the new beerhouse through the main door at the front and turning right to look at the beer boards and be served at the bar. They will then move down inside the property for seating. There will be no reason for clients of Mind Talk to have to enter the premises through crowds of people. There will not be provision for people to be smoking at the front of the building, the area here is already clearly designated for parking and we would be keeping the area free for deliveries. If customers are not inside the building, their outdoor socialising will be restricted to the rear of the property, not the front.
  - (viii) The diagram provided also shows that beerhouse will not be licensed for any drinking to take place in front of the property. It also shows that we will separate the beer garden

area, keeping smokers on the patio area by the door. We would not want smokers in the vicinity of the kitchen window as part of our business operating processes. We sincerely believe that in the 3 years we have been open we have created a valuable community asset in Beerhouse. This move is very important to the future of Beerhouse and we really would like to improve the service that we give to the local community.



#### Officers Assesment :

Firstly to correct some information in the main report at paragraph 6.3, the current premises occupied by the beerhouse does have separate occupiers above including offices and a photographic studio.

Clearly the application has resulted in a divergence of opinion about the merits or otherwise of the proposals, from those who use the existing premises and see it as a good facility and an asset to Market Harborough and those who tend to live or work close to the property and are concerned about the potential of the proposals for thye use of the property and the external areas to have adverse impact on amenity and privacy through noise and general disturbance..

Whilst it is acknowledged that the beerhouse due to its size and operating practices is somewhat different from the traditional public house, it is however difficult through the planning process to guarantee that there would be no adverse impact on the occupiers of nearby premises.

## Planning Committee Speakers List – 5<sup>th</sup> December 2017

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
17/00450/FUL	Fleckney	Gary Johnson	O
17/01108/REM	Market Harborough	Alan Good Susan Garon James Bolter Damian Roland Gary Drinkwater Paul Bremner Amy Gilliver Cllr Mrs Simpson	O O O O O O A WM
17/01307/FUL	Lubenham	Diana Cook Barry Waine	PC AG
17/01408/FUL	Shearsby	Christopher Barnacle Ralf Dahm	O PC
17/01530/FUL	Great Easton		
17/01536/VAC	Great Glen	Kevin Feltham John Aldridge Bill Glasper Matt Hubbard	O O PC AG
17/01575/FUL	Arnesby	Peter Chapman Chris Green	O AG
17/01715/CLU	Market Harborough		
17/01773/NOT	Market Harborough		
17/01739/FUL	Market Harborough	John Feavour Louise Bamber Claire Pillinger Nina Watson Claire Helen Sheldrake	O O O O A

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