

DATE: 3 October 2024
MY REF: Planning Committee
Supplemental – Committee
Update
YOUR REF:
CONTACT: Democratic Services
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To Members of the Planning Committee

Cllr. Lee Breckon JP (Chairman)
Cllr. Mike Shirley (Vice-Chairman)

Cllr. Tony Deakin
Cllr. Roy Denney
Cllr. Janet Forey

Cllr. Helen Gambardella
Cllr. Ande Savage
Cllr. Bob Waterton

Cllr. Neil Wright

Dear Councillor,

A meeting of the **PLANNING COMMITTEE** will be held in the Council Chamber - Council Offices, Narborough on **THURSDAY, 3 OCTOBER 2024 at 4.30 p.m.** Please find attached a number of supplemental items that are required for the meeting and are in addition to the agenda and report pack that has already been circulated.

Yours faithfully



Gemma Dennis
Corporate Services Group Manager and Monitoring Officer

SUPPLEMENTAL ITEMS

4. Applications for Determination (Pages 3 - 6)



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22/1049/FUL

**Registered Date
25 October 2021**

EMH Development Company Ltd

Erection of 2 no. dwellings (Use Class C3) with access from Station Road and on site parking, together with associated works including landscaping.

Land east of Station Road, Glenfield

Report Author: Helen Wallis, Senior Planning Officer

Contact Details: Council Offices. Tel: 0116 272 7698

Committee Update

Additional Conditions:

23. Changes to existing boundary treatments running alongside Public Byway V90 to be submitted and approved.
24. No trees or shrubs to be planted within 1 metre of the edge of Public Byway V90 and any planting to be non-invasive species.
25. Details of measures to ensure safety of users of Public Byway V90 during construction to be submitted.
26. Removal of permitted development rights for gates, fencing, walls and other means of enclosure.

Consultation Responses:

Leicestershire County Council Highways

Amended Consultation (September 2024) – The Local Highway Authority advice is that the impacts of the development on highway safety would not be unacceptable and when considered cumulatively with other developments, the impact on the road network would not be severe. Conditions recommended.

Additional comments provided (1) Satisfied that all boundary treatments crossing the bank alongside The Balk will not require any cutting into the embankment and can be secured by planning condition (2) Permitted development rights should be removed to avoid new structures impacting on The Balk (3) Satisfied that the retaining wall to the parking spaces will not compromise the embankment supporting The Balk (4) no further concerns raised over proposed use of the supermarket car park as an alternative parking location (5) whilst not possible to future proof car parking within the realms of this application, the LHA welcome the retention of Stamford Street car park as this largely has the ability to accommodate vehicles that currently park in the Station Road car park.

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24/0001/OUT

**Registered Date
2 January 2024**

**Davidsons Developments Limited,
Leicester Diocesan Board**

Outline planning application for the development of up to 205 dwellings (access only) with vehicular access point from Willoughby Road, with all other matters (relating to appearance, landscaping, scale and layout) reserved

Land East of Willoughby Road, Countesthorpe

**Report Author: Stephen Dukes,
Development Services Team Leader
Contact Details: Council Offices. 0116 2727520**

Committee Update

Section 106 Agreement

The applicant does not consider the request from Leicestershire Police for contributions to be compliant with Regulation 122 of the Community Infrastructure Regulations 2010 (the CIL Regulations) (i.e. necessary to make the development acceptable in planning terms; directly related to the development; and fairly and reasonably related in scale and kind to the development).

Officers will continue to engage with Leicestershire Police and the applicant in respect of this contribution and should the Police provide further information to demonstrate the request would comply with the CIL Regulations before the Section 106 Agreement has been completed, this could be included. It is therefore recommended that the final decision on the contribution to Leicestershire Police be delegated to officers.

Conditions

The following condition is not necessary and can be removed from the recommendation, with the other conditions renumbered accordingly:

- Condition 7 (requiring a landscaping scheme to be submitted and agreed) is not necessary as this is one of the reserved matters which is required to be submitted as part of Condition 2).

Corrections to the Committee Report

- Page 56 states that density of the development equates to 26 dwellings per hectare whilst page 76 refers to it being 39 dwellings per hectare. It should be clarified that the 26 dwellings per hectare is calculated based on the entirety of the

land within the red line (including open space), whilst 39 dwellings per hectare is based on just the 'net developable area' of the site (i.e. excluding open space).

- Page 87 states that no allotments are to be provided on the site. This is incorrect as allotment provision is indicatively shown on the illustrative masterplan. However, in order for the primary street to extend to the east site boundary it would be necessary for the allotments to be moved from the location currently shown in the illustrative masterplan to an alternative location on the site.