



PLANS COMMITTEE

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To: Councillors Bentley (Vice-Chair), Campsall, Capleton, Charles, Forrest, Fryer (Chair), Grimley, Lowe, Ranson, Savage, Tassell, Tillotson and Ward
(For attention)

All other members of the Council
(For information)

You are requested to attend the meeting of the Plans Committee to be held in Virtual Meeting - Zoom on Thursday, 24th September 2020 at 5.00 pm for the following business.

Chief Executive

Southfields
Loughborough

16th September 2020

EXTRAS REPORT

5. PLANNING APPLICATIONS

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The list of planning applications to be considered at the meeting is appended.

Plans Committee –24th September 2020

Additional items received since the report was drafted.

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**Site Address: Hoton Store, Wymeswold Road
Hoton.**

Item No. 1

P.A. No. P/20/1079/2

Since the publication of the report, Hoton Parish Council has submitted additional comments as it wished to make further representations whilst maintaining its view that the application should be refused on highway safety grounds.

The Parish Council comments that a previous application to vary or remove Condition 2 of the 2002 planning permission was made under reference P/10/0459/2 but was withdrawn as the highway authority would have objected to the proposal and the Parish Council has forwarded correspondence relating to this. The Parish Council also supplies details of a traffic count undertaken in 2015 which found that on average, 8 heavy goods vehicles travelled along Wymeswold Road per day. It also states that one of the companies operating from the site benefits from an HGV licence to keep 3 HGV's and 2 trailers at the site which are used to transport goods with several movements per day. The conclusion it reaches is that the use exceeds the 8HGV movements per day previously identified in 2015. These are in addition to those HGV movements associated with local farms and the operation of the Hoton Park showman's site but these are generally seasonal and slow moving traffic movements.

The Parish Council also questions the validity of the submitted traffic information provided by the applicant using the TRICS database and the crash map data as this only records incidents where personal injuries occur and police attend and it is believed that the number of accidents exceeds those reported.

The Parish Council also consider that the mobile homes of Hoton Park have poorer sound proofing than traditional dwellings and the occupiers are therefore more sensitive to noise disturbance.

The Parish Council seeks additional restrictions at the site which would see the use curtailed to weekdays only, with no operating or vehicle movements at weekends. The Parish Council also recommends a restriction on the number of vehicle movements to and from the site during weekdays but makes no suggestion regarding the limit this should be. It adds traffic should also be encouraged to enter or leave the site in the direction of the Wymeswold Industrial Estate.

Finally the Parish Council has provided photographs of lorries which have been seen using the site. Photographs also indicate small accumulations of pallets which were found to be stored in several places across the site on the days the photographs were taken.

The Parish Councils correspondence is available in full on the planning file.

Officer Response

In terms of the highway safety comments, the previous application to vary the condition was recommended by the highway authority to be refused on the basis that the proposal represented an increase in HGV movements on Wymeswold Road and using the local road network. The applicant has demonstrated that the proposal would present a likely reduction in HGV movements and this data has been verified by the Highway Authority. Wymeswold Road is subject to a 7.5 tonne weight restriction which itself does not prevent commercial or agricultural premises being serviced but which limits the weight of through traffic.

The purpose of the original 'personal' planning permission was to provide the Local Planning Authority with an opportunity to review the situation should circumstances change and this is the application currently before Plans Committee. The existing planning permission does not restrict the number or type of vehicles which can frequent the established businesses at the site and to impose a numerical limit per day on these now would be unreasonable and difficult to enforce. It would not meet the necessary legal tests for planning conditions. It would also place an undue financial burden on existing businesses at a time when central government is encouraging local authorities to support companies towards economic recovery in the current pandemic.

In response to the suggestion that traffic should be encouraged to leave and enter the site in the direction of the Wymeswold Industrial Estate, officers consider that since the development of the solar farm, the industrial estate is only accessible from Wymeswold Road in Burton on the Wolds. Additionally the businesses operating from the site are more likely to seek access to the A60 and other connecting main transport routes for meeting distribution needs.

Recommendation

That the concerns are noted but that the officer recommendation remains unchanged.

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**Site Address: 1169 Melton Road, Syston, LE7
2JT**

Item No. 3

P.A. No. P/20/0295/2

Since the publication of the agenda, the agent has made available to the local planning authority the results of the final dusk emergence and dawn re-entry bat surveys which were conducted during September 2020. These surveys detected small amounts of bat foraging and commuting activity from 3 species with no evidence of bats emerging or entering the buildings to be demolished and no evidence of roosts were identified. The report does however make recommendations that any proposed external lighting be sighted to minimise

potential disturbance to bats and that the development should aim to enhance the site for bats.

Officer Response

Whilst there is some evidence of localised bat activity, there are no roosts within the buildings to be demolished. However, Paragraph 170 of the National Planning Policy Framework provides that planning decisions should contribute to and enhance the natural and local environment by d) minimising impacts on and providing net gains for biodiversity. In addition to the proposed landscaping scheme, which is already secured by Planning condition 11, it is recommended a further condition be imposed as below to secure the a scheme for bat boxes within the development.

It is also recommended that a condition be attached to ensure any additional outdoor lighting is designed to comply with the recommendation set out in the surveys.

Recommendation

That additional conditions as set out below are imposed:

a.) No development hereby permitted shall be brought into use until such time as a scheme for the provision of bat boxes within the development site has been submitted to and approved by the local planning authority. The approved bat box scheme shall then be carried out within 6 months of these details being approved and thereafter so retained.

REASON: To make sure that important features of ecological interest are protected and to enhance opportunities for biodiversity within the site.

b.) No additional outdoor lighting shall be installed unless it has been designed to accord with the recommendations set out at R2 within the dusk emergence and dawn re-entry bat surveys RT-MME-152201.

REASON: To make sure that important features of ecological interest are protected and to enhance opportunities for biodiversity within the site.