



PLANS COMMITTEE

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To: Councillors Bentley (Vice-Chair), Campsall, Capleton, Charles, Forrest, Fryer (Chair), Gerrard, Grimley, Hamilton, Lowe, Ranson, Savage and Tillotson
(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 Woodgate Chambers on Thursday, 25th November 2021 at 5.00 pm for the following business.

Chief Executive

Southfields
Loughborough

24th November 2021

AGENDA SUPPLEMENT – EXTRAS REPORT

5. PLANNING APPLICATIONS

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

For Plans Committee – 25th November 2021

Additional items received since the report was drafted.

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Site Address: Paudy View Farm Paudy Lane, Seagrave

Item No. 2

P.A. No. P/20/1176/2

Issue 1

An additional representation has been received from a local resident, since the publication of the report agenda pack. Full copies of this correspondence is available on the planning file and can be accessed through www.charnwood.gov.uk. However, the matter(s) raised are summarised below;

1. The Landscape and Visual Assessment considered only five viewpoints, no impact assessment was made on the approach from Paudy Lane, which is used by more people, than from any other viewpoint. The LVIA has chosen to select the views immediately opposite the PROW on Berrycott Lane and from the south, rather than the most used route from the north looking across the Soar Valley. An assessment from this route would clearly demonstrate significant visual harm, for which there would be no appropriate mitigation. The development will result in visual harm and as such contrary to the relevant policies within the Development Plan.
2. The submitted Biodiversity Impact Assessment is lacking and the potential impacts of the proposal are not adequately assessed.
3. The entrance to the site onto Berrycott Lane is considered to be unacceptable. The impact of traffic on minor roads should be prevented where it would result in significant change in the amount or type of traffic using rural roads. Proposal would have an unacceptable impact and contrary to the relevant Development Plan policies.
4. Site notice was posted some distance from the site at Paudy View Farm, as such the council failed to ensure there was full, effective and meaningful community engagement.

Officer Response:

1. The impact of the development within its elevated position has been fully considered in the context of this rural setting and considered in the round within the report. The potential impact of the development can be lessened through additional planting.
2. In terms of the Biodiversity Impact Assessment (BIA), the submitted information has been assessed by the Council's Senior Ecologist who has requested the imposition of an appropriate condition to ensure that there is no net biodiversity loss for the wider site.

3. The full potential impact of the development through the proposed vehicular movements has been fully assessed by the County Council's Local Highway Authority. It is acknowledged that the proposal will increase the number and consistency of vehicles along Berrycott Lane, however, that increase together with those existing use is not considered to result in an unacceptable cumulative impact.
4. The application was advertised and consulted on in accordance with the Councils adopted Statement of Community Involvement, including consultation letters, neighbour letters, site notice and advert in local newspaper. Accordingly, it is considered sufficient community engagement and consultation has taken place.

Recommendation:

No change to recommendation