



PLANS COMMITTEE

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To: Councillors Bentley (Vice-Chair), Campsall, Capleton, Charles, Forrest, Fryer (Chair), Gerrard, A. Gray, Grimley, Hamilton, Lowe, Ranson and Savage
(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 the Preston Room, Woodgate Chambers, Woodgate, Loughborough on Thursday, 22nd December 2022 at 5.00 pm for the following business.



Chief Executive

Southfields
Loughborough

21st December 2022

EXTRAS REPORT – PART 2

5. PLANNING APPLICATIONS

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

For Plans Committee – 22nd December 2022 (part 2)

Additional items received since the reports were drafted.

To replace the information contained in the extras report for item 3

Pages 105 - 138

Site Address: 97 Gynsill Lane, Anstey.

Item No. 3

Planning Reference Ref No. P/21/0869/2

Issue1:

(a) Following an email received from the Obligations Team at the County Council the Education Obligation contained in Recommendation A should be amended to reflect the updated consultation reflecting the amended description of the application from 'up to 50 dwellings' to 'up to 40 dwellings'.

The email from the County Council Obligations Team confirms that, due to the original consultation being over 12 months old, Leicestershire County Council have on the 15th December 2022 reviewed the infrastructure requirement.

It has also been advised that there is now no requirement for a primary education financial contribution because capacity currently exists at the catchment schools by virtue of spare capacity at Glenfield Primary.

(b) The promoters of an adjacent site and sites in Anstey have requested that the development should be regarded as part of the wider growth of Anstey proposed in the emerging Local Plan, which will include provision of a new primary school(s). The s106 should be alive to this possibility and allow flexibility for the contribution (primary) to the new school if appropriate. This approach would comply with the Community Infrastructure Levy Regulations.

Officer response to issue 1:

The applicant's comments were in response to the published agenda report prior to the receipt of the update from the Obligations Team at the County Council reported above. This has had the effect of removing the request for contribution to primary school capacity because existing facilities provide sufficient for this development and as such the issue is negated.

All other contributions relating to highways, affordable housing, biodiversity, healthcare and open space contribution remain unchanged and as set out in the Plans Committee report. The amended Obligations as set out below are agreed by Officers as compliant with the Community Infrastructure Levy Regulations and the Applicant has been updated.

Proposed Amendments to Recommendation A contained in the Plans Committee agenda report.

Leicestershire County Council - Education	<p>Primary School Sector – £4377.70 contribution per dwelling towards provision, improvement, remodelling or enhancement of education facilities at The Latimer Primary School, Anstey</p> <p>Secondary School Sector - £17,876.60 contribution per dwelling towards provision, improvement, remodelling or enhancement of education facilities at Martin High School, Anstey.</p> <p>Post 16 Sector</p> <p>Special Needs Sector</p>	<p>Amended figure of £0.00</p> <p>A total figure of is sought of £119,411.68 for Secondary School Sector at Martin High School Anstey.</p> <p>Remains as £0.00</p> <p>Remains as £0.00</p>
Leicestershire County Council - libraries	£1510.00 contribution towards the enhancement of Anstey Library.	£1207.91 contribution towards the enhancement of Anstey Library.
Leicestershire County Council – waste and recycling	£2584.00 contribution towards improvement of the HWRC at Mountsorrel HWRC site	£2066.80 contribution towards improvement of the HWRC at Mountsorrel HWRC site

Recommendation

APPROVE – To change to original recommendation (Recommendation A) to permit:

Authority is given to the Head of Planning and Growth and the Head of Governance and Human Resources to enter into an agreement under section 106 of the Town and Country Planning Act 1990 to secure improvements, on terms to be finalised by the parties, as set out in the agenda report and amended by the table above.

Issue 2:

Cllr Deborah Taylor has requested a copy of the Appeal decision notice for planning ref: P/08/2993/2 – erection of bungalow on Land to rear of 97 Gynsill Lane, Anstey, Leicester, LE7 7AJ.

There is no record of the appeal decision on the Council system or in the archives at the Council offices. However, to confirm the application was refused due to:

The immediate area is characterised by a linear pattern of development with detached properties set back from the road within large mature gardens. The proposed dwelling, by reason of its siting within the back garden to 97 Gynsill Lane, would be an incongruous and intrusive element within the pattern of development in this part of the settlement. In addition it would result in a permanent concentration of domestic activity to the rear of the dwellings, adversely affecting the quiet secluded character of the area.

Officer response to issue 2:

The application was determined in 2008, when the planning policy framework differed to the situation in 2022. The Local Plan (2004) and Core Strategy (2015) has since been adopted along with the introduction of the National Planning Policy (NPPF) in 2012 and its subsequent updates, which requires the Council from a local and national level to provide increased numbers of housing, given the national shortage. The site before Members is allocated for housing in the draft local plan for housing, and the approval of the application would contribute towards housing and affordable housing in the Borough, along with contributions towards local infrastructure.

This application has been fully considered by Planning Officers and the planning balance at page 129 fully addresses the updated situation in relation to current National and Local Planning Policy.

Recommendation

APPROVE - No change to original recommendation