

Extras Report – 19th October 2023

Item No.5a

Pages 8-23

Planning Application Number P/23/1399/2

Site Address: 51 Holywell Drive, Loughborough

Updates

No updates to report.

Item No. 5b

Pages 24-46

Planning Application Number P/23/0512/2

Site Address: Black Birds Nest, Deans Lane, Woodhouse Eaves

Updates

1. Further representations have been received from a local resident via the Ward Councillor for Forest Bradgate Ward. The comments considered to be material planning considerations are summarised as follows:
 - Disputes that the dwelling is “uninhabitable” as the previous owners lived there until 2020.
 - To demolish and build another property will have a significant impact, together with all the rest of the proposed development. The report makes some passing comments about such issues but hasn't given them enough weight.
 - Questions why the development is recommended for approval if it conflicts with the “Development in the Countryside” policy.
 - Questions whether a condition as proposed to secure use of the annexe would be sufficient to prevent is being separated from the main house and used as a separate dwelling.
 - Questions whether the existing building is genuinely beyond economic repair and considers that planning decision should not take into account the financial concerns of the applicant.
 - It is an anomaly that the outbuildings have heritage value and the house proposed for demolition does not.
2. A representation from the Ward Councillor for Loughborough Outwoods and Shelthorpe Ward raises “no objections personally, although it would be more environmentally friendly to repurpose existing buildings”.

3. The Ward Councillor for Forest Bradgate has also confirmed that as the majority of the site falls within Loughborough Outwoods and Shelthorpe Ward, he will not speak and will consider the application at the committee meeting with an open mind.

Officer Response

1. In reply to the additional neighbour representations, the officer would respond and state that a full explanation of the relevant material planning considerations and reasons for the recommendation are set out in the report which members will have familiarised themselves with. The Officer's response to each of the points raised is set out below.
 - The uninhabitable condition of the building is evidenced within the Structural Inspection of the existing house which identifies a wide range of significant underlying structural problems with the existing house and highlight various defects and the poor condition of the building's fabric.
 - The environmental impact of the proposed demolition is a material planning consideration, but this should be weighed against the longer term benefits of constructing a more efficient building, together with the other environmental benefits of the development as set out in paragraph 9.3.3 of the report.
 - The size of the replacement dwelling is more than a 'modest change' in the size of the original dwelling and so conflicts with part of saved policy CT14(iii). The report sets out in detail the reasons why the recommendation is that of an approval, despite this being in conflict with the Development Plan. Whilst the Development Plan is the starting point for the determination of the application, other material considerations indicate that planning permission should be granted. In this instance, the other material considerations relate to the overall enhancement to the site and its landscape setting. The age of Policy CT14 and the reduced weight that it carries is also a material consideration.
 - The use of the annexe as proposed is to be secured by condition 11 as set out within the Officer's recommendation. It is considered that the use of a condition is a robust mechanism to prevent separate occupation of the annexe. As decision makers, officers or councillors cannot assume that such a condition will be breached and the application needs to be considered and determined on the basis that it is submitted. In the event that there is a breach of the condition, enforcement powers can be used.
 - The requirement that the existing building be beyond economic repair is set out in Saved Policy CT14(ii). The application has been assessed against this requirement within paragraph 9.1.5 of the report.
 - The outbuildings to be retained are of greater heritage significance than the dwelling proposed for demolition. The heritage value of the existing dwelling evidenced within the submitted and detailed Heritage Statement completed by a relevant and independent heritage professional. The Heritage Statement can be viewed on the public planning file. Officers agree with the assessment and conclusions.

2. It is recommended that other comments received by the Ward Cllrs be noted.

It is considered that the officer report includes the appropriate assessment of the application and covers all the relevant issues and, together with the late representations summarised in the extras report will provide members with sufficient information to be able to determine the application without the need for a deferral.

Recommendation

No change to the recommendation

Item No.5c

Pages 47-86

Planning Application Number P/23/0499/2

Site Address: Broadnook, Land North of Birstall

Updates

No updates to report.