

Plans Committee Extras Report

25 January 2024

Item No. 5a

Planning Application Number: P/23/0668/2

Site Address: Land at Watermead Business Park, Thurmaston

Updates

Representation from the applicant

A further representation has been received from the applicant making the following observations on the report:

- (i) Paragraph 9.2.6 states *“The existing lake, a former gravel pit situated approximately centrally within the application site, is proposed to be partially infilled but would be retained and form a centrepiece and focal point of the site around which the buildings would be located.”* The revised drawings no longer infill the existing lake.
- (ii) Condition 3 (vii) requires *“details of the timetable for the creation of the new lake and other biodiversity features within the land referred to as ‘Land north of the A46’”*. The provision of a new lake is no longer proposed
- (iii) Condition 14 refers to the infilling and remodelling of the existing lake with the site.

Officer Response

Item 1: Applicant representation:

- (i) The lake is to be retained in its entirety and the Committee is requested to ignore the word ‘partially infilled’. The remaining purpose of this paragraph remains relevant and unaffected by this change.
- (ii) The former proposal for a lake in land to the north of the A46 has been replaced by an area for biodiversity enhancement and this condition is amended accordingly (see below).
- (iii) Similarly, the references to infilling of the lake have been superseded by the amended plans, and this condition is amended accordingly (see below).

Recommendation

- **No change to ‘Recommendation A’ (Contents of s106 Agreement)**
- **Amend ‘Recommendation B’ as follows:**

Condition 3 (vii): revised wording:

vii) details of the timetable for the creation of the biodiversity enhancement features within the land referred to as ‘Land north of the A46’.

Condition 14: Revised Wording:

No development shall be carried out within 25m of the western site boundary until a method statement detailing all excavation works to form any ponds within the site, and the design and construction of any foundations within this area, together with any earth moving and excavations and all operations to construct roadways and hard standings, has been submitted to and approved by the Local Planning Authority. The method statement shall include measures to ensure the risk of instability of the Grand Union Canal and its towpath are prevented both during and after construction and shall include a vibration monitoring regime for any piling works. The development shall proceed in accordance with the approved method statement.

Item No. 5b

Planning Application Number: P/23/0645/2

Site Address: Lady Jane Park Bradgate Road Newtown Linford

Updates

Item 1: Representation from the applicant

A further representation has been received from the applicant making the following observations on the report:

- (i) Paragraph 9.7.4 reports that the landscaping scheme would on its own produce Biodiversity Net Gain. This is not correct hence the requirement for condition 19 regarding an ecological mitigation strategy. The applicant does not oppose this.

Item 2: National Forest

- (i) At 0.49ha, the site is very slightly below the 0.5ha residential threshold requiring National Forest planting. Accordingly, the National Forest Company do not seek National Forest planting. Note the recommendation includes requirement for a landscaping scheme to be submitted to ensure tree planting is maximised in the National Forest, and for existing trees to be protected from development.

Officer Response

Item 1: Applicant representation:

- (iv) The reference to the plan in Paragraph 9.7.4 was to the approach achieved under the former permission, and the plan reference relates also to that permission. However it is not applicable to the current proposal and as such revised landscaping is required under recommended condition 13, in conjunction with an ecological mitigation strategy under condition 19, which together will ensure Biodiversity Net Gain can be achieved.

Item 2: National Forest

- (i) The response removes the need to wait for the consultation period referred to in paragraph 11.1 and the decision can be taken without this contingency.

Recommendation

Amend Recommendation to delete paragraph 11.1 “subject to the expiration of the consultation period (5/2/24)”, i.e.:

11.1 It is recommended that permission is granted subject to the following conditions....

(conditions as set out in the report)