

## Plans Committee – 4th April 2019

### Additional response received following the report being published

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Item No. 1

P.A. No. P/18/0888/2

Land off Highland Drive and Knox Rd

Loughborough, Leicestershire

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Following the publication of the Plans Committee agenda, updated observations have been received from the County Council's Education Authority and Libraries Team.

The Education Authority has revised its request in line with the revised scheme to provide 24 residential units. The Education Authority confirms a total financial contribution of £86,952.48 is now sought:

- £71,683.44 would be spent on secondary school provision to improve capacity at Woodbrook Vale School, which falls within the catchment area.
- £15,269.04 would be spent on improving capacity at Rawlins Community College Academy as a Post 16 Sector requirement.

The County Council's Libraries Team have also considered the revised plans and advised that the financial contribution be revised from £780 to £720 to be spent on facilities at Quorn Library.

#### Officer Comments

The financial contributions set out above are considered to be reasonable and compliant with the CIL Regulations for the reasons already outlined in the main report and the recommendations in the Committee report.

#### Recommendation

Amend Recommendation A, on page 23 of the report, to include the following contributions:

- A financial contribution of £86,952.48 towards education provision in secondary school and the Post 16 sector
- A financial contribution of £720 towards Quorn library.

Late representations have been received from the Nanpantan Ward Residents' Group which raise additional objections to the proposal. Their concern is that students are currently on the Easter break and therefore members may not get a representative view of the impact of student car parking in the locality. It may be more appropriate for members to visit the site during term time.

### **Officer Response**

It is considered inappropriate and unnecessary for the decision to be deferred until term time. The dwelling has a lawful use as a C4 HiMO for up to six people. The submitted application provides parking in line with Highway Authority Standing Advice for a six bedroomed dwelling. It therefore remains considered that the development would not result in an unacceptable impact on highway safety, or that the residual cumulative impacts on the road network would be severe. In highway safety terms the development is considered to comply with the provisions of the Development Plan and the advice contained within the National Planning Policy Framework. Visiting the site during term time would not alter this opinion.

### **Recommendation**

No change to recommendation.

Late representations have been received from the occupiers of No 131 Knightthorpe Road, who raise objections to the proposal. Particular concerns include:

- Additional noise resulting from the property being occupied by more people. The occupiers have experienced problems with loud music at unsociable hours and in the summer when windows are generally open and disturbance has been caused; and
- Parking – the neighbours have concerns that the proposal would result in additional on-street car parking in an area which already experiences high demand for on-street parking and the proposal would exacerbate this.

### **Officer Response**

The matters raised are already covered and addressed within the committee report.

### **Recommendation**

No change to recommendation.

Late representations have been received from Thrussington Parish Council. They raise the following points in relation to the recommendation contained within the report:

- Concern raised that the noise level of the extraction unit is still over that of the background level (LA90)
- Highlight that one resident has left the village as a result of this development and another resident is struggling to live in the village
- Concern that if the recommendation to take no further action is agreed that this will set a precedent
- Highlight that the damping sheets currently installed are already falling off.

Comments have also been received from the resident at 35 Rearsby Road. Particular points include:

- Concern raised that the current noise level of the dust extraction unit is in excess of what residents should be expected to endure and has eroded residential amenity
- All the mitigation works should be completed in full.

This resident has also raised concerns in respect to other works remaining to be completed on the site, such as the biomass flue (to be painted) and extra lighting on the buildings.

Concern has also been raised in respect of the spray shop fan to the rear of the site, which is an existing piece of plant that was previously masked by a building that was removed as part of the development works on the site.

### **Officer Response**

The comments received are noted.

The points raised concerning the noise of the plant have been dealt with in the main committee report. The owner has undertaken to refix the damping sheets.

The flue and lighting matters continue to be dealt with by the Planning Enforcement Team and are not for consideration by the Plans Committee.

With regard to the spray shop, as this plant predates the planning permission which is the subject of this enforcement report it cannot be subject to planning control. However, the noise levels of this plant have been assessed by the Council's Environmental Health Protection Team and they have worked with the

developer to lower levels to ensure that a statutory noise nuisance is not being caused.

**Recommendation**

No change to recommendation.