

Plans Committee – 30th January 2020

Additional items received since the report was drafted.

Pages: 131-147

Site Address: Tithe Farm, 160 Nottingham Road, Barrow upon Soar.

Item No: 6

P.A. No. P/19/2111/2

An additional letter in support of the application has been received from Cllr Smidowicz in her capacity as a friend of the applicant and not as a Borough Councillor. The comments received are summarised as follows:

- The conversion and alterations are to facilitate the ongoing business requirements of the farm
- The increase in the ridge height is to provide for a useable living space to be provided
- A defined residential curtilage is proposed along with a private amenity space and parking area
- The alterations will ensure the building is preserved and will not be noticeably different when viewed from the road. The building will be retained within the farm.

Conclusion:

No new material considerations are raised and therefore no further action is needed.

Design Supplementary Planning Document

The Council adopted the above guidance on 27th January 2020 and provides advice to support the Charnwood Local Plan Core Strategy. The document sets out 6 design principles for Charnwood aimed at achieving the Council's vision for high quality design.

These are:

- Respecting and enhancing local character
- Providing attractive and well managed public and private spaces
- Well connected legible streets and spaces
- Creating multi-functional, safe and inclusive places
- Adapting to climate change
- Protecting the amenity of existing and future occupiers

There is also an appendix which gives additional guidance on parking.

Most of the advice contained within the new document reinforces that which already existed within former Supplementary Planning Guidelines. As a result the development is considered to comply with these principles where relevant, accordingly the considerations and planning balance set out within the application remain unchanged to those in the main report.

Conclusion:

To note, no further action required. The informatives shall be amended to include reference to the new document.