

Additional items received since the report was drafted.

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**Site Address: Sturdee Poultry Farm, Sowters Lane,
Burton on the Wolds**

Item No. 3

P.A. No. P/21/0615/2

Issue 1

An additional representation has been received since the publication of the report agenda pack from a planning agent acting on the behalf of an adjacent landowner. The matters raised are summarised below;

1. The Plans Committee Report makes no reference to specific correspondence nor to planning permission Ref. P/19/0919/2.
2. The Road Safety Audit and its recommendations conflicts with land in a separate ownership.
3. The Highway Authority acknowledges problems, but has made no formal comment because they consider Sowters Lane is not a public highway. Highway safety is a material consideration which should be taken into account.
4. The problems with the access onto Sowters Lane need to be addressed before a decision is made on the application.
5. The access onto Sowters Lane is shown with no specific construction details. The application should not be determined until details of a suitable access has been submitted and approved or a condition requiring details to be agreed.
6. There appears to be some inconsistency between the drawings to be “approved” concerning the visibility splay and hedge.
7. Secondary Access - the proposed access onto Sowters Lane will be a “secondary access” for vehicles although there are no details as to how this will be achieved.
8. Noise from Nearby Employment Uses - The application is accompanied by a Noise Assessment although it appears that the full extent of potential noise disturbance arising from the nearby industrial premises has not been properly taken into account.

Full copy of the correspondence is available on the Council’s website www.charnwood.gov.uk

Officer Response:

1. The initial comments received in regard to the conflict with application P/19/0919/2, specifically the requirements of that decision and assessment of the impact to Sowters Lane, the concerns in regard to the submitted RSA accompanying this application, the recommendations of the RSA have been raised with the County Council Highways team. The County Council Highways team has had no objection and has stated that

“As the vehicular access is proposed off Sowters Lane which is an unadopted private road the LHA have no further comments.”

2. In regard to the use of the access arrangements, the shortest route to the main body of the settlement is via the proposed access/connection to St. Leonards Close. Given that St. Leonards has a footpath and wide access road it is likely that it will be the preferred route for residents.
3. In regard to the potential noise/disturbance to residents, the application was accompanied by a noise assessment that has been assessed by the Councils Environmental Health Officers. Following the assessment of the information, the Councils Environmental Health Officer has not objected to the submission or raised an issue with neighbouring uses.

Recommendation:

No change to recommendation
