

For Plans Committee – 27th January 2022

Additional items received since the report was drafted.

Pages 10-16

Site Address: Paudy View Farm, Paudy Lane,
Seagrave

Item No. 1

P.A. No. P/20/1176/2

Issue 1

The proposed conditions need to secure the soft landscaping of the development.

Issue 2

A letter has been received from Cllr James Poland (Wreake Village Ward). The letter repeats the comments he made in his speech to Plans Committee on 25/11/21 with regards to the limited width of Berrycott Lane, concerns that 2 cars cannot pass on the lane let alone HGVs and the impact on the recreational use of the lane. Concerns were also raised about HGVs from the site accessing King Street in Seagrave, which is not appropriate for HGVs due to the weight limit restriction.

Cllr James Poland makes further comments on the committee report. He disagrees with the Highways Authority that Berrycott Lane is suitable for HGVs, even if passing places are built. If Members are minded to approve the application he requests that a condition be imposed to secure HGVs are restricted to accessing the site via Paudy Lane and Berrycott Lane only and restricted from using King Street, to ensure no HGVs go through the village to access or leave the site.

A full copy of Cllr James Poland comments can be viewed via the Planning Portal on www.charnwood.gov.uk

Officer Response:

Issue 1

The proposed conditions need to be updated to refer to the submitted Soft Landscaping Plan (received 16/11/20), and a further condition added to secure final details of soft landscaping, in accordance with the Ecological Mitigation Strategy, to be secured by proposed condition 14.

Issue 2

The site plan shows the access has been specifically designed to allow access from Paudy Lane only. The smaller control radius to the south (6m compared to 15m to the north) is designed to prevent HGVs accessing or leaving the site from the south, to and from Seagrave. Condition 8 can be updated to specifically refer to access/egress from the north only and the reason updated to refer to the fact there are no passing places south of the site access on Berrycott Lane.

Recommendation:

No change to the recommendation for approval.

Proposed conditions 2 and 8 are amended as shown below, and new conditions 15 and 16 proposed as shown below:

2. The development hereby permitted shall be carried out and the use operated only in accordance with the details and specifications included in the submitted application and as shown on the drawings below:
 - Location Plan – IP/PC/01 Revision A
 - Site Plan – IP/PC/02 A
 - Elevations and Plan – IP/PC/03
 - Ancillary Structures – IP/PC/04
 - Passing Places – IP/PC/05
 - Soft Landscaping Proposals – IPA1155-SL
 - Environmental Statement – February 2021
 - Environmental Statement – Appendix 2 – Location Plan
 - Environmental Statement – Appendix 3 – Noise Assessment
 - Environmental Statement – Appendix 4 – Odour Assessment
 - Environmental Statement – Appendix 5 – Ecology Report
 - Environmental Statement – Appendix 6 – Ammonia Report
 - Environmental Statement – Appendix 7 – Flood Risk Assessment

REASON: For clarity and the avoidance of doubt and to define the terms of the permission

8. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on Ian Pick Associates Ltd Drawing Number IP/PC/02A have been implemented in full and retained in perpetuity, to ensure access to and from the site for HGVs shall be from the north only (Berrycott Lane/Paudy Lane) as this section of Berrycott Lane will include passing places.

REASON: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, and ensure vehicles can pass HGVs on Berrycott Lane, in the interests of general highway safety and in accordance with the National Planning Policy Framework (2021).

15. Notwithstanding the approved plans, within two months of the commencement of development, a landscaping scheme, to include those details specified below, shall be submitted in writing to the local planning authority for approval:
 - i) the treatment proposed for all ground surfaces, including hard areas;
 - ii) full details of tree planting;
 - iii) planting schedules, noting the species, sizes, numbers and densities of plants;
 - iv) finished levels or contours;
 - v) any structures to be erected or constructed;
 - vi) functional services above and below ground; and

vii) all existing trees, hedges and other landscape features, indicating clearly those to be removed.

The approved landscaping scheme shall be in accordance with the Ecological Mitigation Strategy approved under condition 14.

REASON: To make sure that a satisfactory landscaping scheme for the development is agreed in accordance with policy CS11 of the Charnwood Local Plan Core Strategy (2015) and saved policy CT/2 of the Borough of Charnwood Local Plan (2004).

16. The approved landscaping scheme shall be fully completed, in accordance with the details agreed under the terms of condition 15 in the first planting and seeding seasons following the first use of any part of the development or in accordance with a programme previously agreed in writing by the local planning authority. Any trees or plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by trees or plants of a size and species similar to those originally required to be planted.

REASON: To make sure that the appearance of the completed development is satisfactory and to help assimilate the development into its surroundings in accordance with policy CS11 of the Charnwood Local Plan Core Strategy (2015) and saved policy CT/2 of the Borough of Charnwood Local Plan (2004).