

For Plans Committee – 26th May 2022

Additional items received since the report was drafted.

Pages 7-57

Site Address: Main Street, Woodthorpe,
Loughborough

Item No. 1

P.A. No. P/21/0550/2

Issue 1

The officer report in the first paragraph of page 20 refers to the housing supply position being set out in Appendix A. This is a typographical error. The housing supply position will be included in the statement of case submitted to the Planning Inspectorate, but will not be included in the Plans Committee report.

Issue 2

An objection letter has been received 24 May 2022 from a resident of Woodthorpe. No new issues are raised.

Issue 3

A letter has been received 12 May 2022 from Renals Farm, 80 Main Street, Woodthorpe. The letter raises concern that their farm buildings are currently accessed from Main Street, within the application site boundary, and no swept path analysis of the access has been provided in the application. The access is used by articulated grain lorries, cattle lorries, tractors and trailers, combine harvesters and tractors with wider implements than standard vehicles. This access has always had an element of verge that facilitates the wider vehicles to access the farm buildings. The tarmac carriageway at this point is 3.15 metres wide; which is insufficient in isolation for the agricultural equipment required. The letter requests that the adequate grass verge is provided to enable safe access to the farming operations. The letter also raises concern regarding emergency vehicle access to Woodthorpe and the railway line.

Officer Response:

Issue 1

Members note the officer report correction.

Issue 2

All comments and objections are summarised in the report, pages 16-18.

Issue 3

The submitted application does not consider the need for farm vehicles to access the farm buildings of Renals Farm from Main Street. The submitted Parameters Plan proposes housing within 'Area A' that could affect the farm access arrangements.

However, as set out in the officer report, housing along Main Street is not supported. The officer report recommends the retention of the existing tree belt on Main Street, adjacent to the farm access, which could be secured by proposed condition 4.

Recommendation:

No change to the recommendations A and B as set out in the agenda report.