

### Item 3

#### Application Reference Number P/21/0615/2

<b>Application Type:</b>	Outline Planning Permission	<b>Date Valid:</b>	13/05/2021
<b>Applicant:</b>	Jack Casey		
<b>Proposal:</b>	Outline application for the erection of up to 60 residential dwellings, with all matters reserved except access.		
<b>Location:</b>	Sturdee Poultry Farm, Sowters Lane, Burton on The Wolds, Leicestershire		
<b>Parish:</b>	Burton on the Wolds	<b>Ward:</b>	The Wolds
<b>Case Officer:</b>	Susan Garbutt	<b>Tel No:</b>	07864 603389

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### Background

This application was considered at Plans Committee on 23/9/21 and the previous committee report and extras report are attached as Appendix A.

At the 23/9/21 Plans Committee it was resolved that planning permission be granted subject to the S.106 agreement and the conditions, reasons and advice notes set out in the report of the Head of Planning and Regeneration, and the extras report of the Head of Planning and Regeneration.

The above resolution was amended to include updated heads of terms for Section 106 education contributions, as per the report to Plans Committee on 16/12/21 (see Appendix B).

The purpose of this report is to propose minor amendments to the agreed conditions.

### Consideration of Planning Issues:

#### 1. Proposed amended conditions

Conditions 3 and 7 are proposed to be updated as they do not reflect the correct submitted Location Plan and the correct typology of open space, as per the committee report and the consultation response from CBC open spaces.

In condition 3, the wording 'PA/02 Site Location Plan' should be replaced by 'PA/02 Site Location Plan Rev A'. In condition 7 the wording '0.29ha of natural and amenity green space' should be replaced with '0.29ha of natural and semi natural open space'.

### Conclusion

Plans committee resolved to approve the application subject to the recommendations within the Plans Committee report and Extras Report on 23<sup>rd</sup> September 2019. No material changes have been made to the application since this resolution. Accordingly, Members are requested to amend the resolution from Plans Committee on 23/9/21, as amended at Plans Committee on 16/12/21, to reflect the minor amendments to conditions 3 and 7.

## RECOMMENDATION

That the resolution of Plans Committee from 23/9/21 (minute 24(3) 21/22 refers) , amended at Plans Committee on 16/12/21 (minute 43 21/22 refers), be amended to include the following revised condition wording for conditions 3 and 7.

3.	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <ul style="list-style-type: none"><li>• PA/02 Site Location Plan Rev A</li><li>• SFB-BWB-GEN-XX-DR-TR-100 Rev P1 Proposed Access Arrangements</li></ul> <p>REASON: To provide certainty and define the terms of the permission.</p>
7.	<p>The details submitted pursuant to condition 2 above shall include the following minimum amounts and typologies of open space:</p> <ul style="list-style-type: none"><li>i. 0.29ha of natural and semi natural open space</li><li>ii. 0.12ha of multi-functional green space (Parks 0.05ha, Amenity Green Space 0.07ha)</li><li>iii. 1 equipped LEAP</li></ul> <p>REASON: To ensure that the open space needs of future residents are met at a level that complies with Development Plan policies CS15, WV2 and WV8.</p>

