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c/o Mr Andrew Large
The Estate Office
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Melbourne Road
Ashby De La Zouch
Leicestershire
LE65 1RT

Application reference 16/00198/OUT

Registered 16 February 2016

Planning Committee Decision
10 May 2016

OUTLINE PLANNING PERMISSION

Town and Country Planning Act 1990

Erection of three detached dwellings with garages (Outline - Part access for approval) at Land Adjacent To 67 Loughborough Road Coleorton Coalville Leicestershire

In pursuance of its powers under the Town and Country Planning Act 1990 North West Leicestershire District Council hereby grants outline planning permission for the carrying out of the development referred to above in accordance with the application and plans submitted subject to the following conditions:

- 1 Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission and the development hereby permitted shall begin before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason - to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 Save for the details of vehicular access into the site from Loughborough Road, details of the access, appearance, landscaping, layout, and scale (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the Local Planning Authority before any development begins in respect of the relevant phase.

Reason - this permission is in outline only and to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 3 The development shall be implemented in accordance with the access arrangements shown on drawing number WED.SBR.001 Revision D, received by the Local Authority on the 22nd April 2016, and the site location plan (1:1250 - DGADL Job Ref: 11.2694), received by the Local Authority on the 16th February 2016, unless otherwise required by another condition of this permission.

Reason - for the avoidance of doubt and to determine the scope of the permission.

- 4 Prior to the submission of the first reserved matters application, a Design Brief shall be submitted to and agreed in writing by the Local Planning Authority. The brief shall include details of materials and parameters of scale and form as well as the precise details and means of achieving the environmentally sustainable benefits of the development highlighted on the illustrative site layout plan ref: WEB.SBR.001 Revision D, received by the Local Authority on the 22nd April 2016.

Reason - to secure the environmental sustainability benefits of the development and to influence the design approach for the individual plots.

- 5 The reserved matters application shall include details of existing and finished ground levels and the proposed floor levels of the dwellings which shall relate to an existing fixed datum point off the site.

Reason - to enable the Local Planning Authority to fully assess the development in light of the topography of the site.

- 6 Notwithstanding the details shown on the approved plans before occupation/use of the dwellings, hereby permitted, a detailed scheme for the boundary treatment of the site (including all walls, fences, gates, railings, and other means of enclosure) shall be submitted to and agreed in writing by the Local Planning Authority. The approved scheme shall be provided in full prior to the first occupation/use of the dwelling hereby approved unless an alternative timescale is first agreed in writing by the Local Planning Authority.

Notwithstanding the provisions of Class A, of Part 2, Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) no gate, wall or fence shall be erected on land forward of any wall of the dwelling(s) which front onto a highway (which shall include any private highway) other than any that are agreed under this Condition or other then in accordance with a comprehensive and unified scheme of enclosure which has first been submitted to and agreed in writing by the Local Planning Authority.

Reason - to preserve the visual amenities of the locality and in the interests of highway safety.

- 7 No development shall commence until the details of design for off-site highway works being the provision of a suitable crossing facility on Loughborough Road at the frontage of the site have been submitted to and approved in writing by the Local Planning Authority in consultation with the County Council Highways Authority. None of the dwellings shall be occupied until such time as the off-site highway works have been constructed in accordance with the approved details.

Reason - to enable pedestrians to safely access an existing footway on the north-western side of Loughborough Road.

- 8 No development shall commence on the site until such time as a construction traffic/site traffic management plan, including wheel cleansing facilities and off-street vehicle parking facilities, and a timetable for their provision, has been submitted to and agreed in writing by the Local Planning Authority in consultation with the County Council Highways Authority. The development shall thereafter be carried out in accordance with the approved details and timetable.

Reason - to reduce the possibility of deleterious material (mud, stones, etc.) being deposited in the highway and becoming a hazard to road users, and to ensure that construction traffic/site traffic associated with the development does not lead to on-street parking problems in the area.

- 9 Before first occupation/use of the dwellings, hereby permitted, the following shall be provided: -
- Visibility splays of 2.4 metres by 91.0 metres at the junction of the access with Loughborough Road. These shall be in accordance with the standards contained in the current County Council design guide and nothing shall be placed or allowed to grow above a height of 0.6 metres above ground level within the visibility splays;

- Pedestrian visibility splays of 1.0 metre by 1.0 metre on the highway boundary on both sides of the access. These shall be in accordance with the standards contained in the current County Council design guide and nothing shall be placed or allowed to grow above a height of 0.6 metres above the level of the adjacent footway/verge/highway within these splays;
- Drainage shall be provided within the site such that surface water does not drain into the Public Highway, which includes private drives;
- Any shared private drive serving no more than a total of 5 dwellings shall be a minimum of 4.25 metres wide for at least the first 5.0 metres behind the highway boundary and have a drop crossing of a minimum size as shown in Figure DG20 of the 6CsDG at its junction with the adopted carriageway.

NOTE: If the access is bounded immediately on one side by a wall, fence or other structure, an additional 0.5 metre strip will be required on that side. If it is so bounded on both sides, additional 0.5 metre strips will be required on both sides.

Once provided the above shall thereafter be so permanently maintained.

Reasons - to afford adequate visibility at the access/junction to cater for the expected volume of traffic joining the existing highway network and in the interests of general highway safety; in the interests of pedestrian safety; to reduce the possibility of surface water from the site being deposited in the highway causing dangers to highway users; to ensure that vehicles entering and leaving the site may pass each other clear of the highway and not cause problems or dangers within the highway.

- 10 Before first occupation/use of the dwellings, hereby permitted, the redundant existing vehicular access shall be closed permanently, and the redundant existing vehicular crossings reinstated, in accordance with a scheme that shall first have been submitted to and agreed in writing by the Local Planning Authority in consultation with the County Council Highways Authority. The approved scheme shall then be provided before first occupation/use of the dwellings.

Reason - to protect footway users in the interests of pedestrian safety, and to reduce the number of vehicular accesses to the site and consequently to reduce the number of potential conflict points.

- 11 If any vehicular access gates, barriers, bollards, chains or other such obstructions are to be erected they shall be set back a minimum distance of 5.0 metres behind the highway boundary and shall be hung so as not to open outwards.

Reason - to enable a vehicle to stand clear of the highway whilst the gates are opened/closed and protect the free and safe passage of traffic, including pedestrians, in the public highway.

- 12 The gradient of the access drive shall not exceed 1:12 for the first 5.0 metres behind the highway boundary.

Reason - to enable vehicles to enter and leave the highway in a slow and controlled manner and in the interests of general highway safety.

- 13 If no development has commenced on site prior to February 2018 then no development shall commence until an updated Great Crested Newts Habitat Suitability Survey, and any mitigation measures arising from this survey (including a timescale for their implementation), has first been submitted to and agreed in writing by the Local Planning Authority in consultation with the County Council Ecologist. The mitigation measures shall be undertaken in accordance with the agreed details and timescale.

Reason - to prevent an adverse impact on Great Crested Newts which are a protected species.

- 14 No development shall commence on site until a landscape/ecological management plan for the wetland areas to promote biodiversity and reinforced native planting to encourage biodiversity, as shown on drawing number WEB.SBR.001 Revision D received by the Local Authority on the 22nd April 2016, has been submitted to and approved in writing by the Local Planning Authority in consultation with the County Council Ecologist. The supplied scheme shall include measures to accord with the recommendations highlighted in Paragraph 4.2 (Recommendations) of Section 4.0 (Conclusions and Recommendations) of the Great Crested Newts Habitat Suitability Index Survey by Rothen Ecology of February 2016 and Paragraph 3.2 (Recommendations) of Section 3.0 (Discussion and Recommendations) of the Badger Survey by Rothen Ecology of February 2016, received by the Local Authority on the 3rd March 2016. The supplied scheme shall also include a timetable for implementation, management responsibilities and maintenance schedules. Once approved the landscape/ecological management plan shall be implemented in accordance with the approved details and timetable, or in accordance with any subsequent variations first submitted to and agreed in writing by the Local Planning Authority in consultation with the County Council Ecologist.

Reason - to secure opportunities for the enhancement of nature conservation in the area and to ensure the protection of wildlife.

- 15 No development shall commence on site (or, in the case of phased development, on the relevant phase of the development) until such time as a site specific tree protection plan has been submitted to and agreed in writing with the Local Planning Authority. The scheme shall then be carried out in accordance with the approved details. Within the fenced off areas there shall be no alteration to the ground levels, no compaction of the soil, no stacking or storing of any materials and any service trenches shall be dug and back-filled by hand.

Reason - to ensure that existing trees are adequately protected during construction in the interests of the visual amenities of the area.

- 16 Operations that involve the destruction and removal of vegetation shall not be undertaken during the months of March to September inclusive unless otherwise agreed in writing by the Local Planning Authority in consultation with the County Council Ecologist.

Reason - to reduce the impact of the proposal on nesting birds, which are a protected species.

INFORMATIVES :-

- 1 Outline planning permission has been granted for this proposal. The Local Authority acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Local Planning Authority has therefore acted proactively to secure a sustainable form of development in line with the requirements of the National Planning Policy Framework (Paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.
- 2 As of the 22nd November 2012 written requests to discharge one or more conditions on a planning permission must be accompanied by a fee of £97.00 per request. Please contact the Local Planning Authority on (01530) 454665 for further details.
- 3 It is advised, from a design perspective that no detached garages should be provided to the frontage of any of the proposed plots given that such an approach would not satisfactorily address the streetscape.

- 4 This planning permission does NOT allow you to carry out access alterations in the highway. Before such work can begin, separate permits or agreements will be required under the Highways Act 1980 from the Infrastructure Planning team. For further information, including contact details, you are advised to visit the County Council website - see Part 6 of the '6Cs Design Guide' at www.leics.gov.uk/6csdg.
- 5 The highway boundary is the wall/hedge/fence etc. fronting the premises and not the edge of the carriageway/road.
- 6 You will be required to enter into a suitable legal agreement with the County Highway Authority for the off-site highway works before development commences and detailed plans shall be submitted to and approved in writing by the County Highways Authority. The agreement must be signed and all fees paid and surety set in place before the highway works are commenced.

Your attention is drawn to the enclosed notes.

Signed:



Chris Elston
Planning & Development Team Manager
Proper Officer of the Council

Dated: 13.5.16