

Development Control Committee

Thursday, 3 October 2024, 7.00 pm



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Officers' Presentation (October 2024)



Development Control Committee

03 October 2024

Oadby & Wigston | Our borough -
the place to be

24/00175/REM

Land East of Welford Road, Wigston

Reserved Matters application for approval of residential development, a community facility building, details of and internal access to a new local centre, internal access to land for a primary school, land for employment uses, areas of public open space including children's play, landscaping, drainage infrastructure, together with a link road through the site connecting the existing Welford Road roundabout with the Phase 1 development pursuant to outline planning permission 21/00028/OUT

Location Plan



Illustrative Masterplan - Approved

- Key**
- Site Boundary (0.07ha)
 - Public Open Space
 - Residential Development (16,524sq. ft. eq. 328ap. up to 452 dwellings)
 - Local Centre & Community Facilities (0.62ha)
 - Land for a Primary School (to be extended) (1.07ha)
 - Employment Site (2.02ha)
 - Retained Existing Trees & Hedgerows
 - Illustrative Landscape Strategy
 - Play Areas (To 18.0m² To 1,000m²)
 - Drainage Areas
 - Pedestrian/Cycle Connectivity (Including Connections to Phase 1)
 - Future Pedestrian/Cycle Connectivity (to Phase 2)
 - Public Right of Way (Footpath & Wayleave)
 - Vehicular Connectivity to Phase 1
 - Potential Vehicular Connectivity to Phase 2
 - Illustrative Primary Street
 - Illustrative Secondary Street
 - Illustrative Street
 - Illustrative Lane
 - Illustrative Shared Private Drive
 - Illustrative Employment Access (Through Phase 1 Employment)



Presentation Layout



Character Areas



Representative street scenes

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Representative Street Scenes

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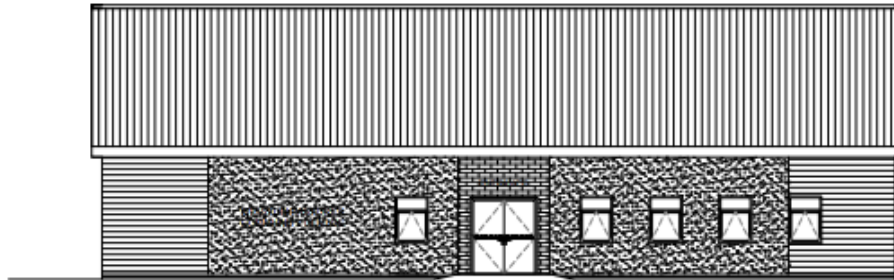
Representative street scene



Play Area Equipment



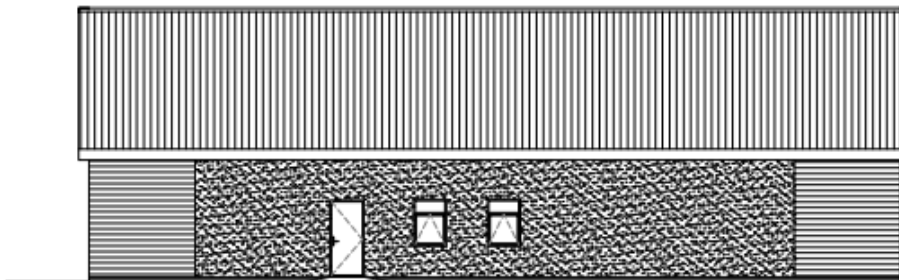
Community Building Elevations



FRONT ELEVATION



SIDE ELEVATION

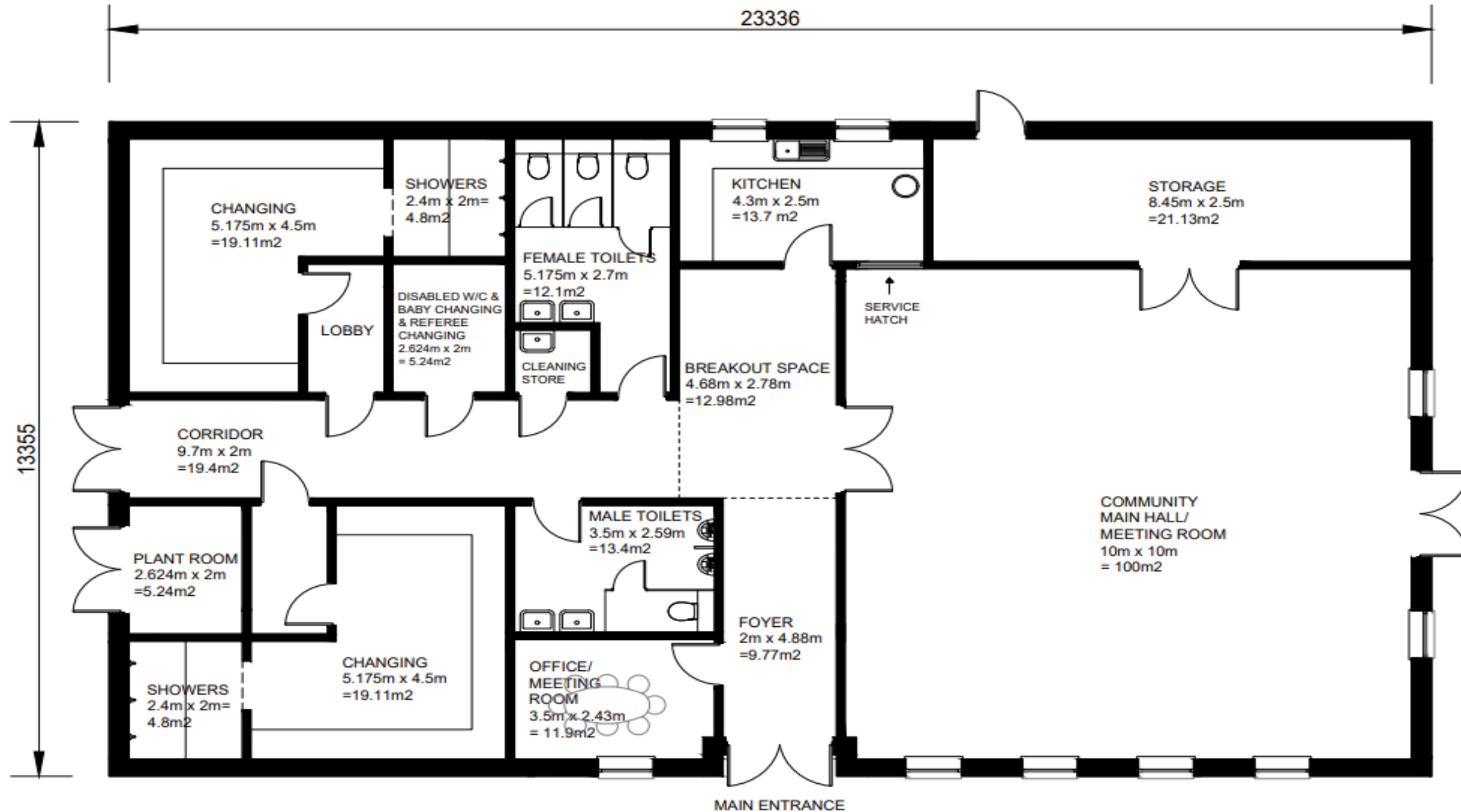


REAR ELEVATION

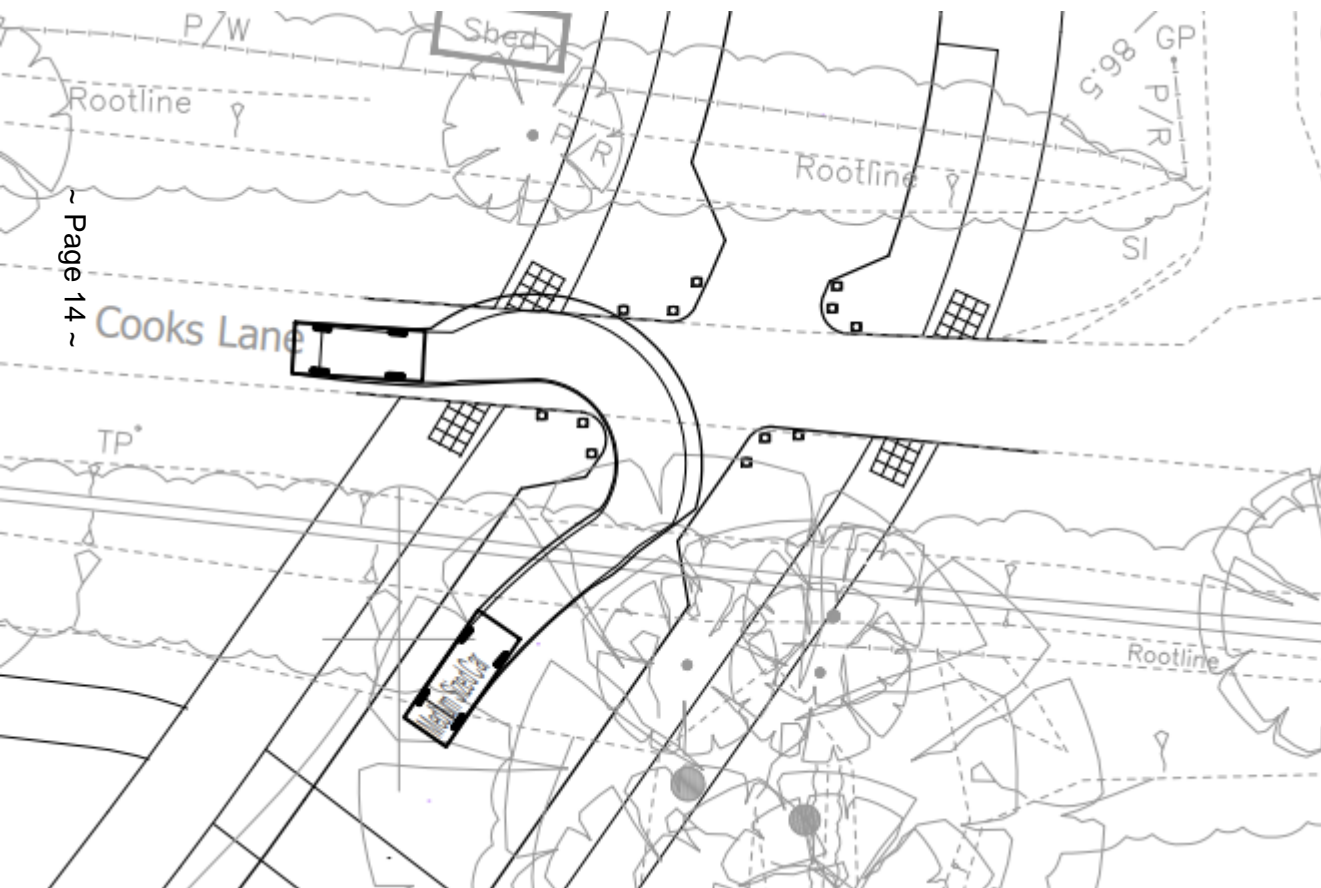


SIDE ELEVATION

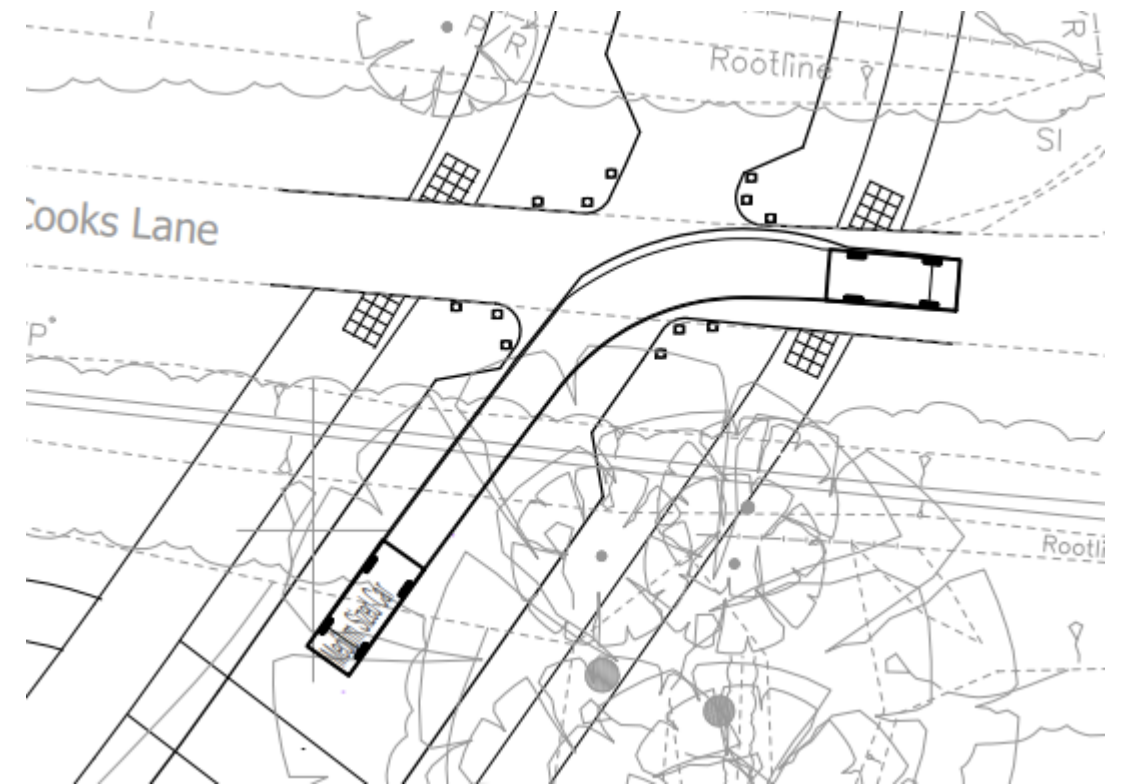
Community Building Floor Plans



Cooks Lane crossing spine road: Medium sized car
northbound left turn



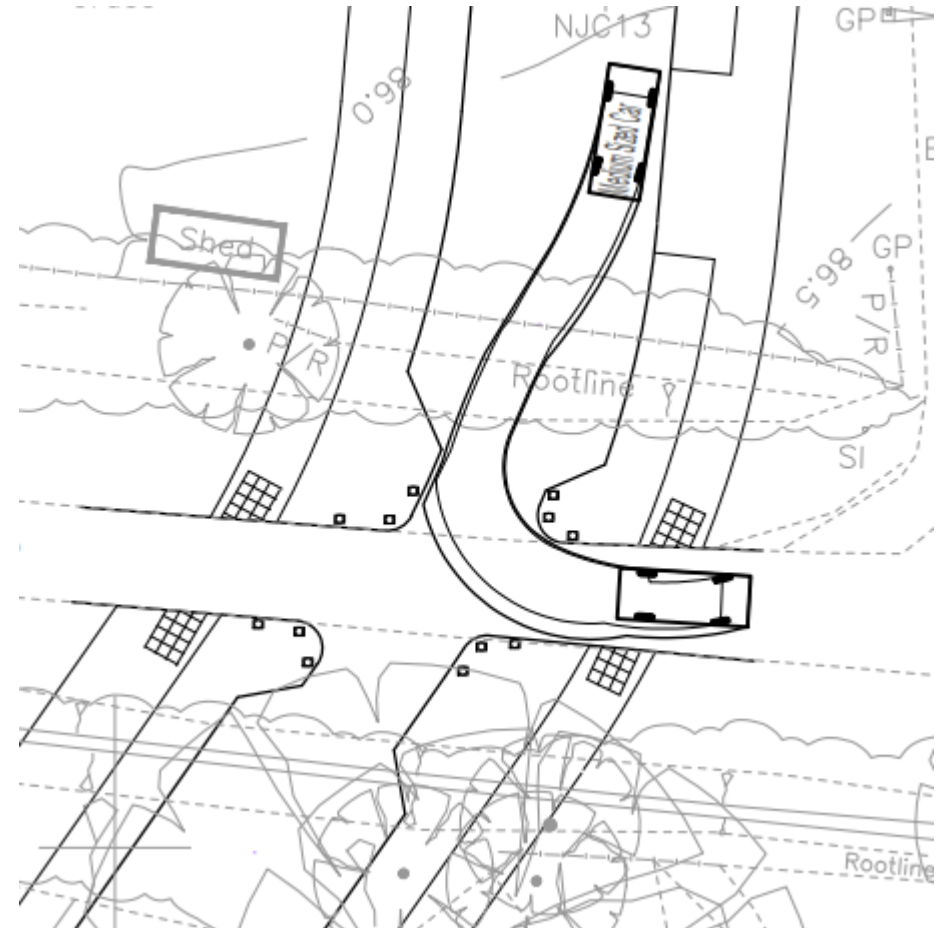
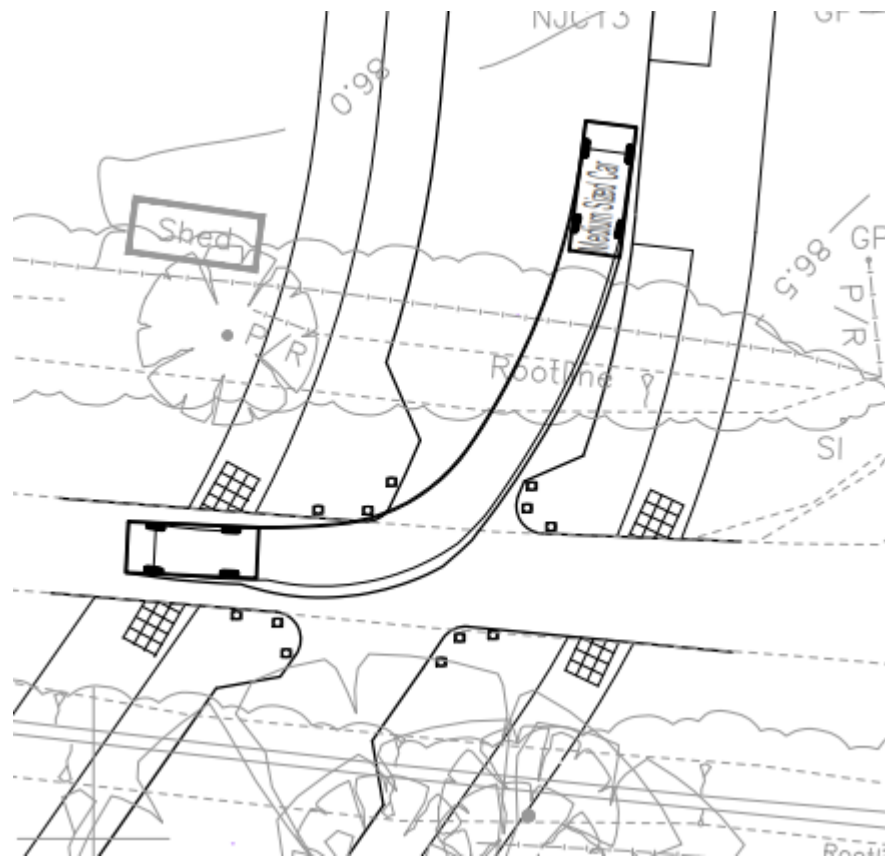
Cooks Lane crossing spine road: Medium sized car
northbound right turn



Cooks Lane crossing spine road: Medium sized car southbound right turn

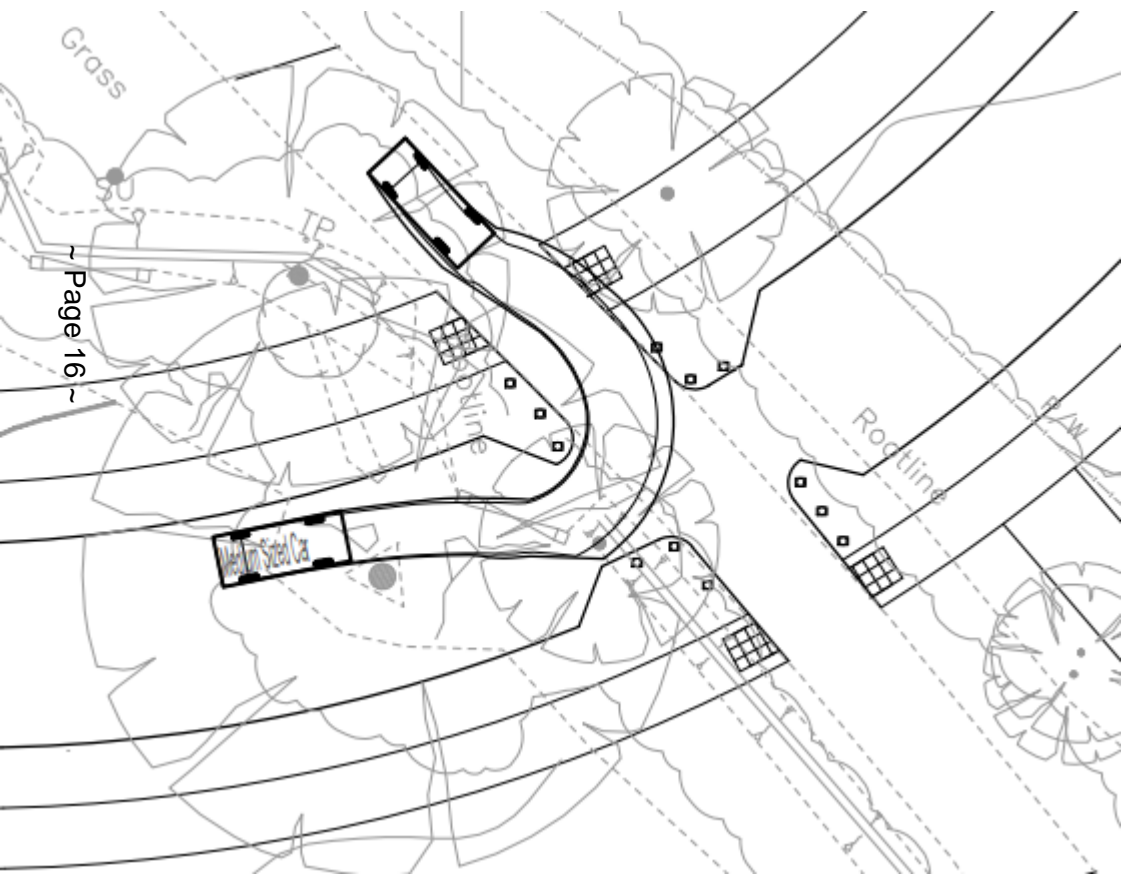
southbound left turn

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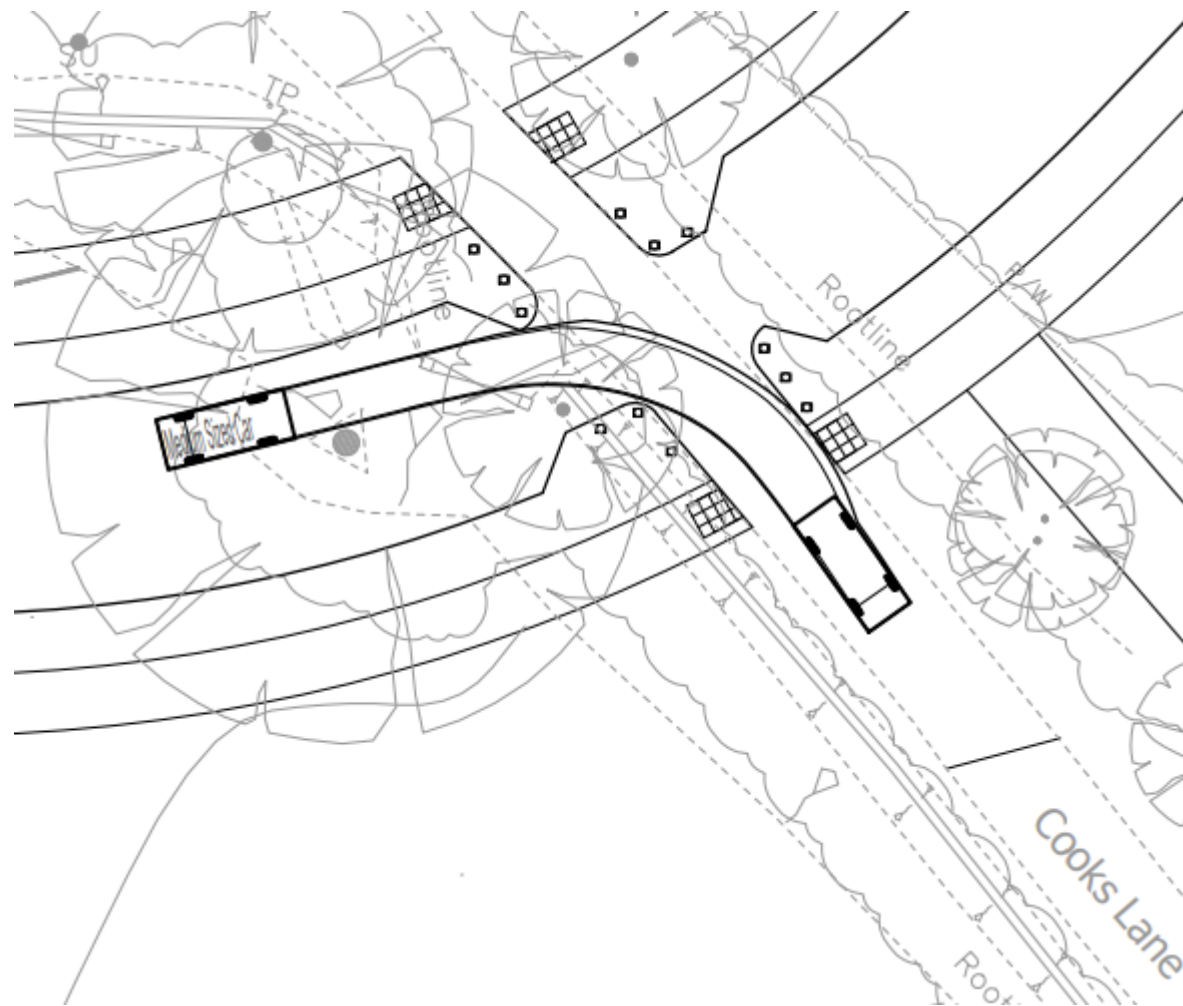


Medium sized car

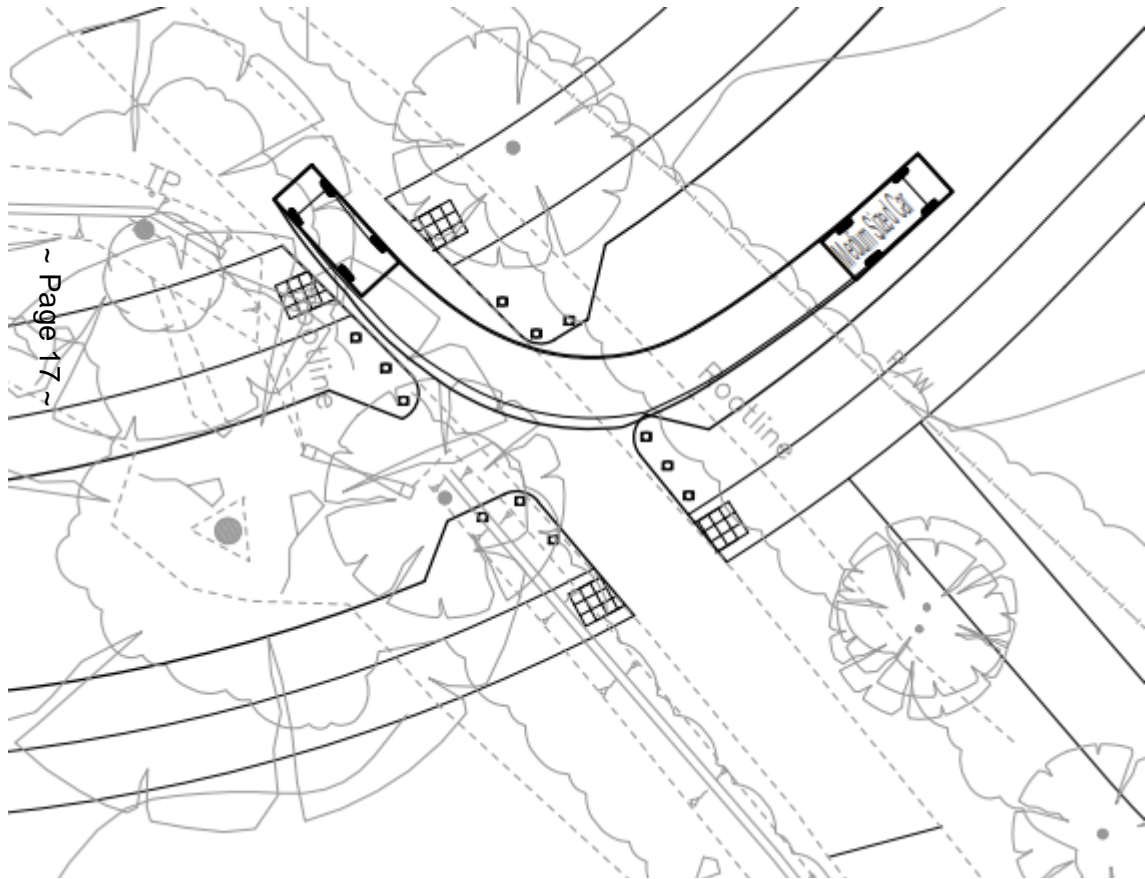
Cooks Lane crossing road 2:
eastbound left turn



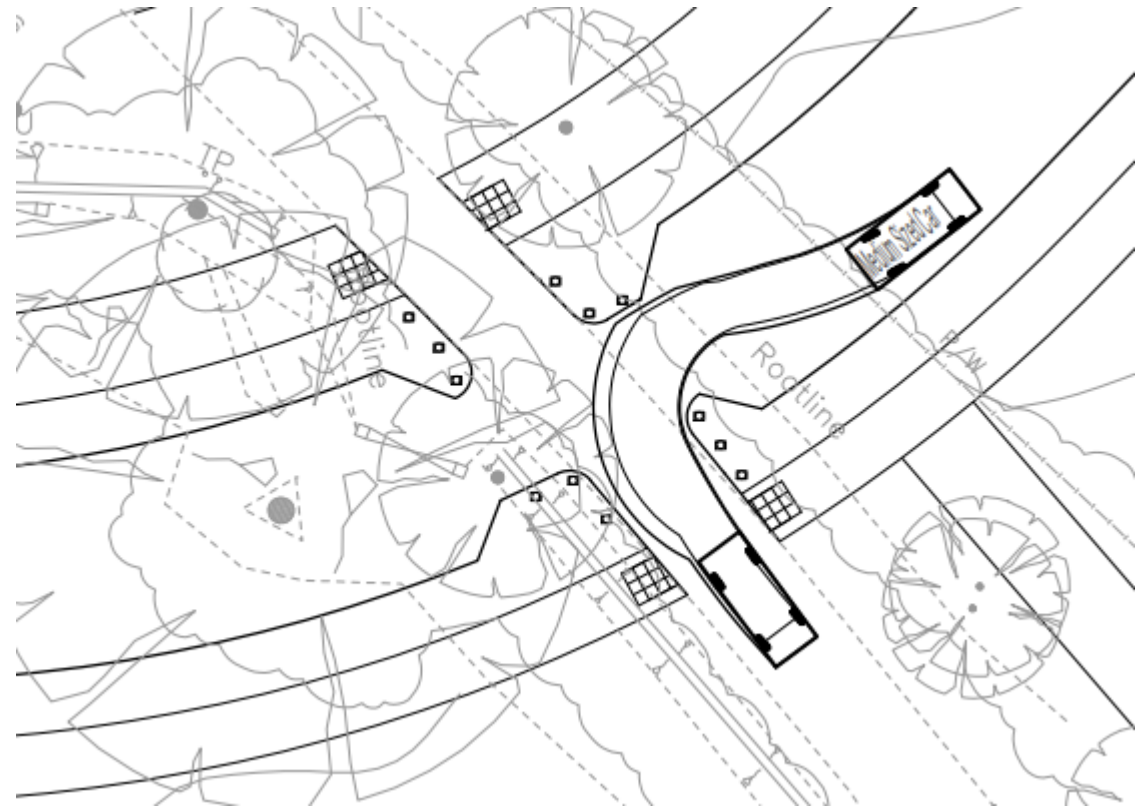
Cooks Lane crossing spine road
eastbound right turn



Cooks Lane crossing spine road: Medium sized car
westbound right turn

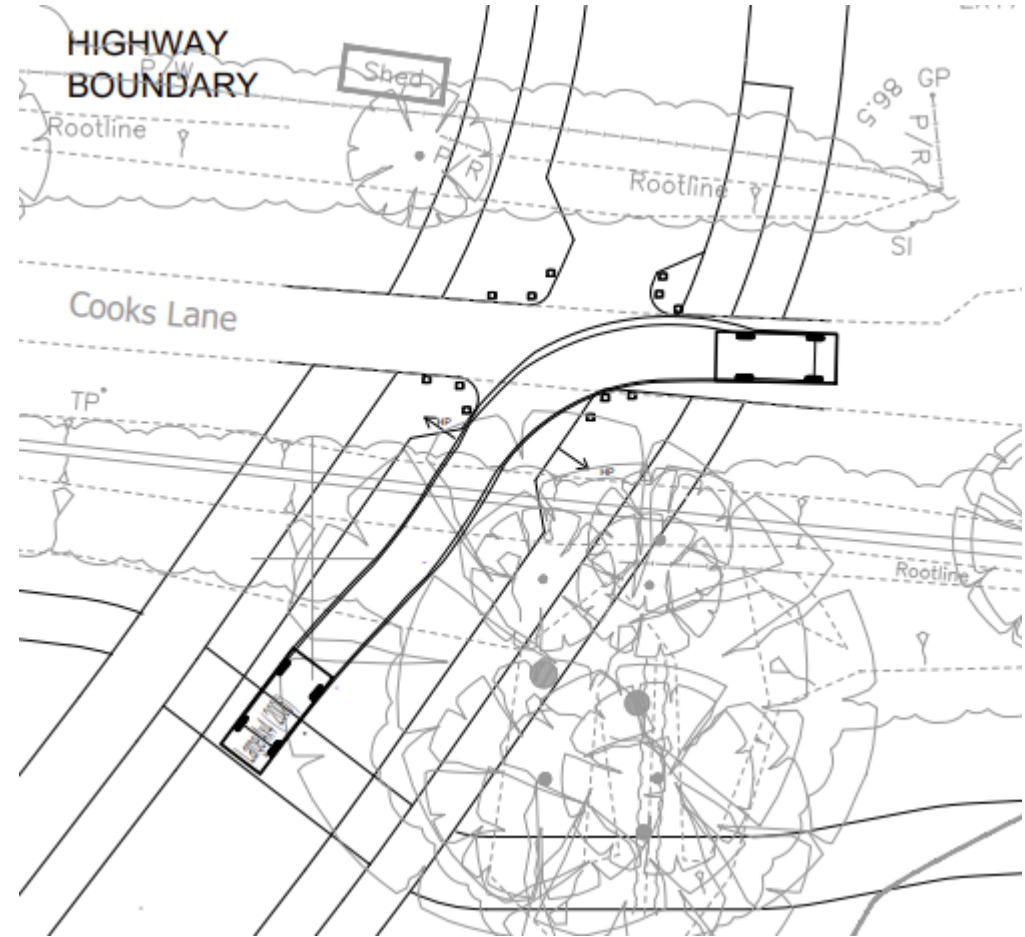
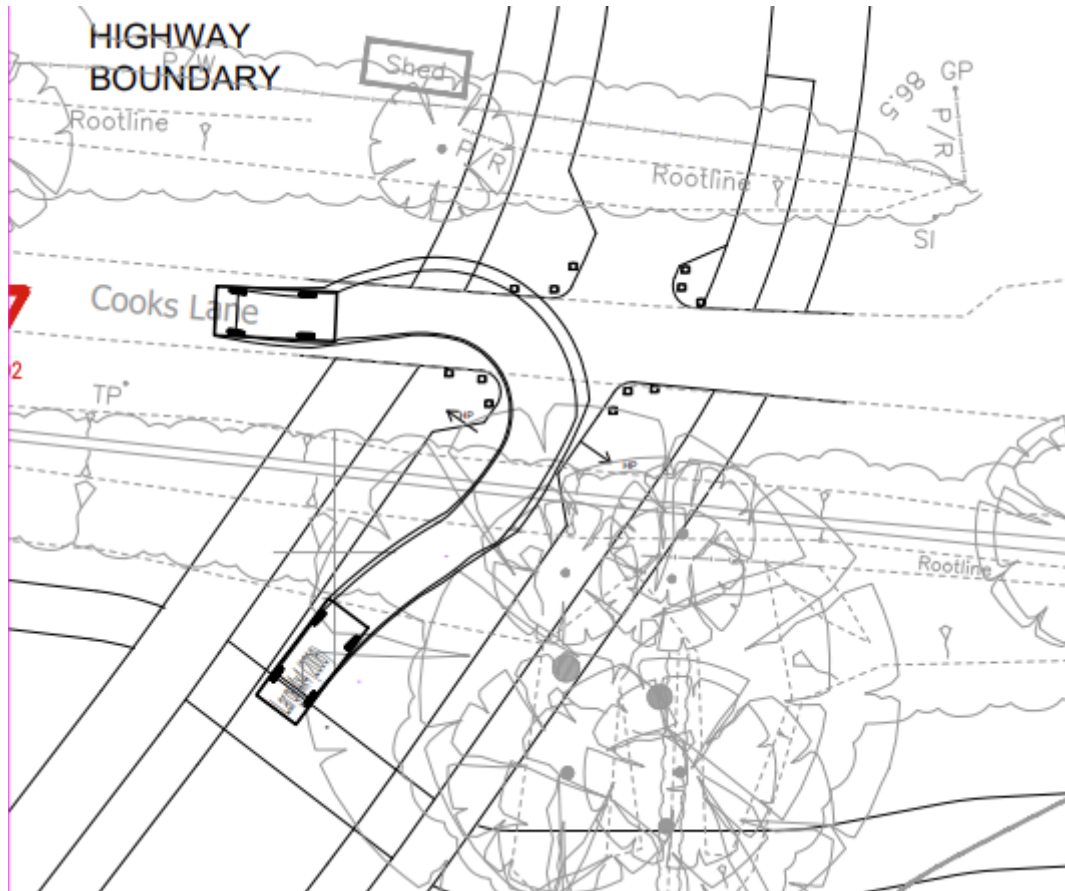


westbound left turn



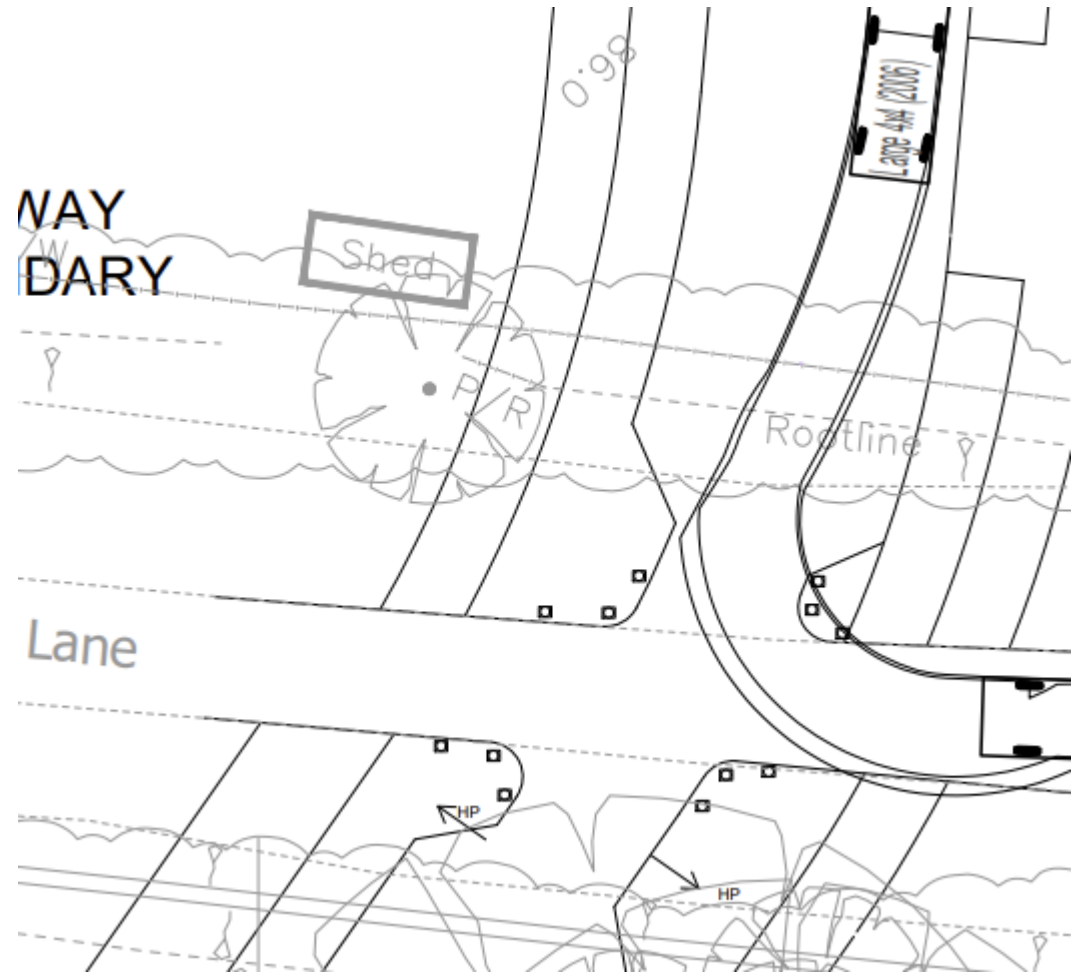
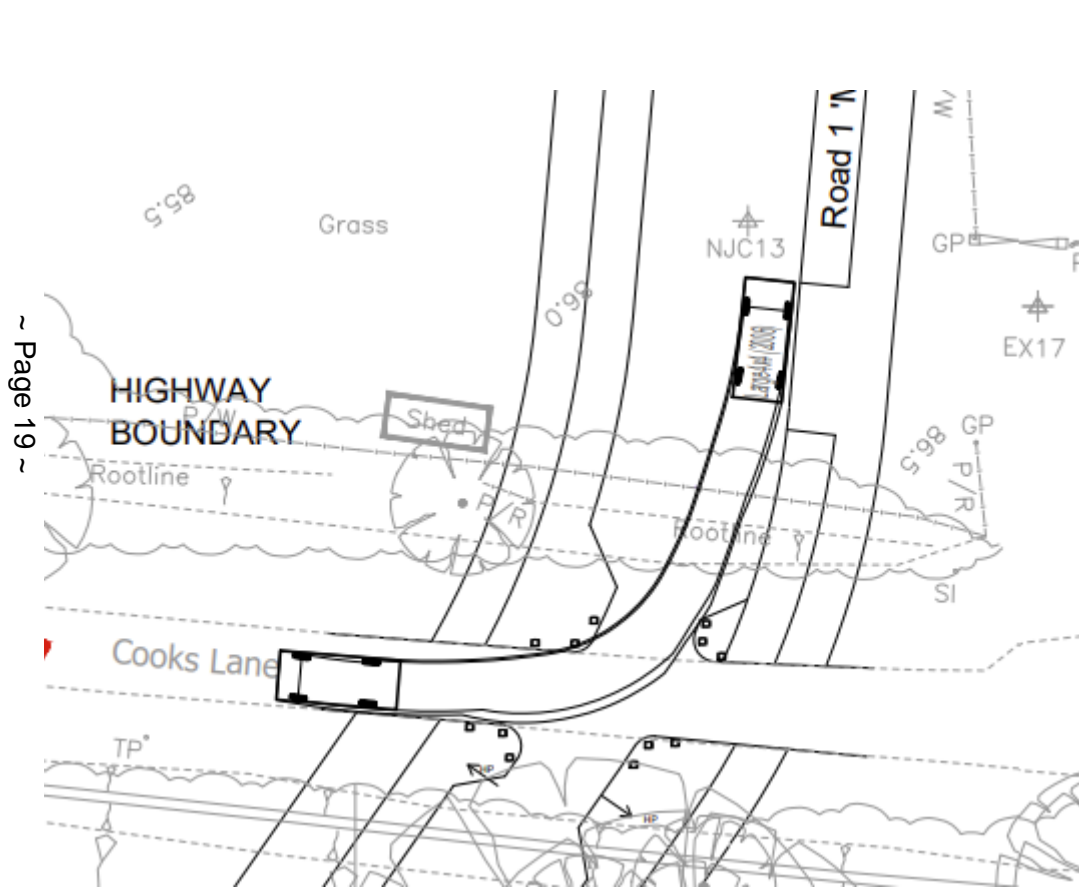
Cooks Lane crossing spine road: Large (4x4) sized car
northbound left turn

northbound right turn



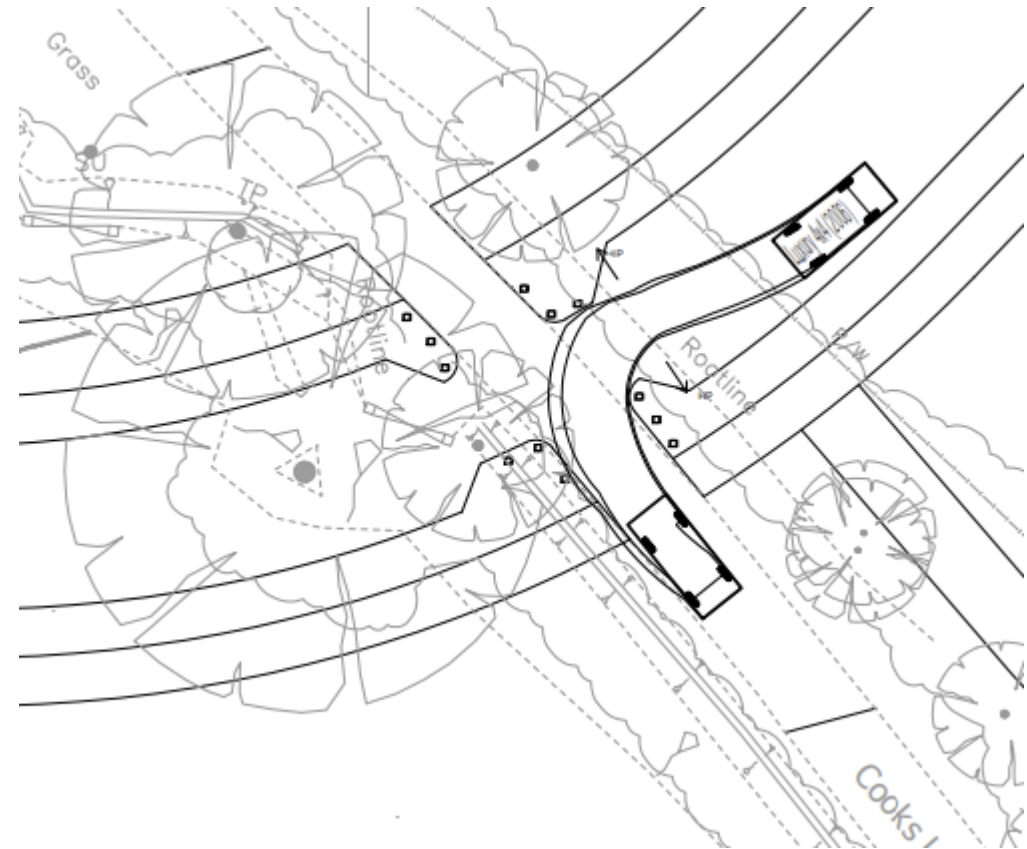
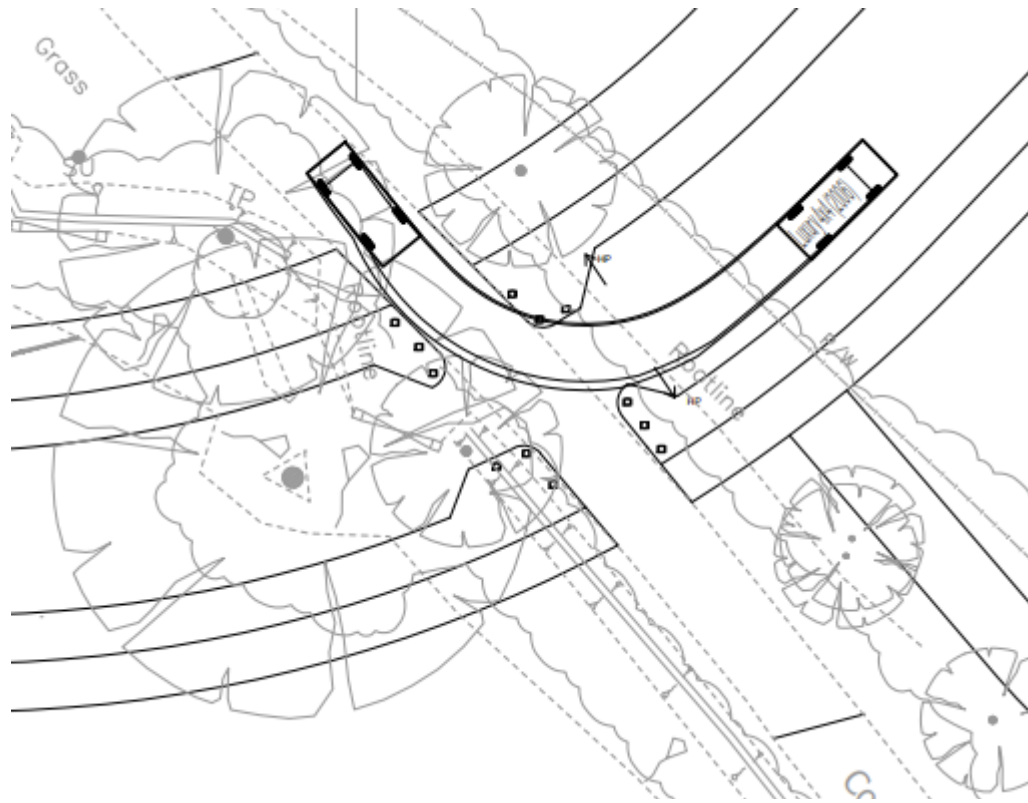
Cooks Lane crossing spine road: Large (4x4) sized car
southbound right turn

southbound left turn



Cooks Lane crossing spine road: Large (4x4) sized car
westbound right turn

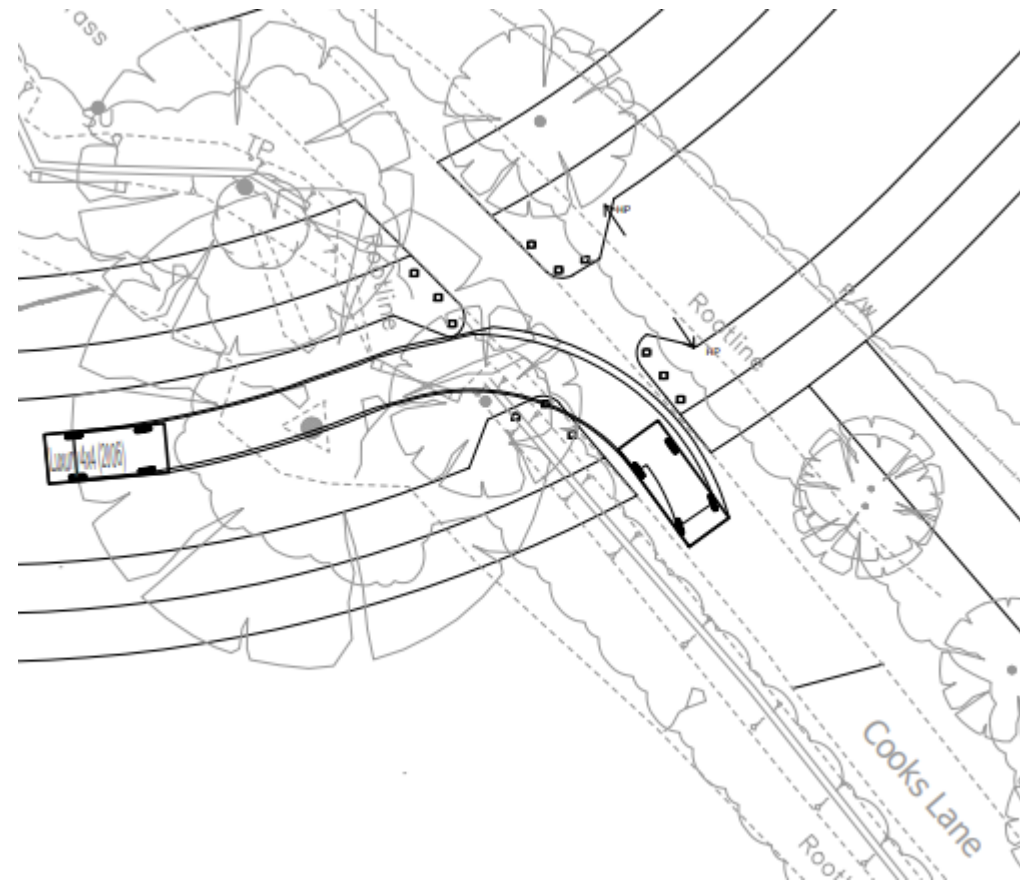
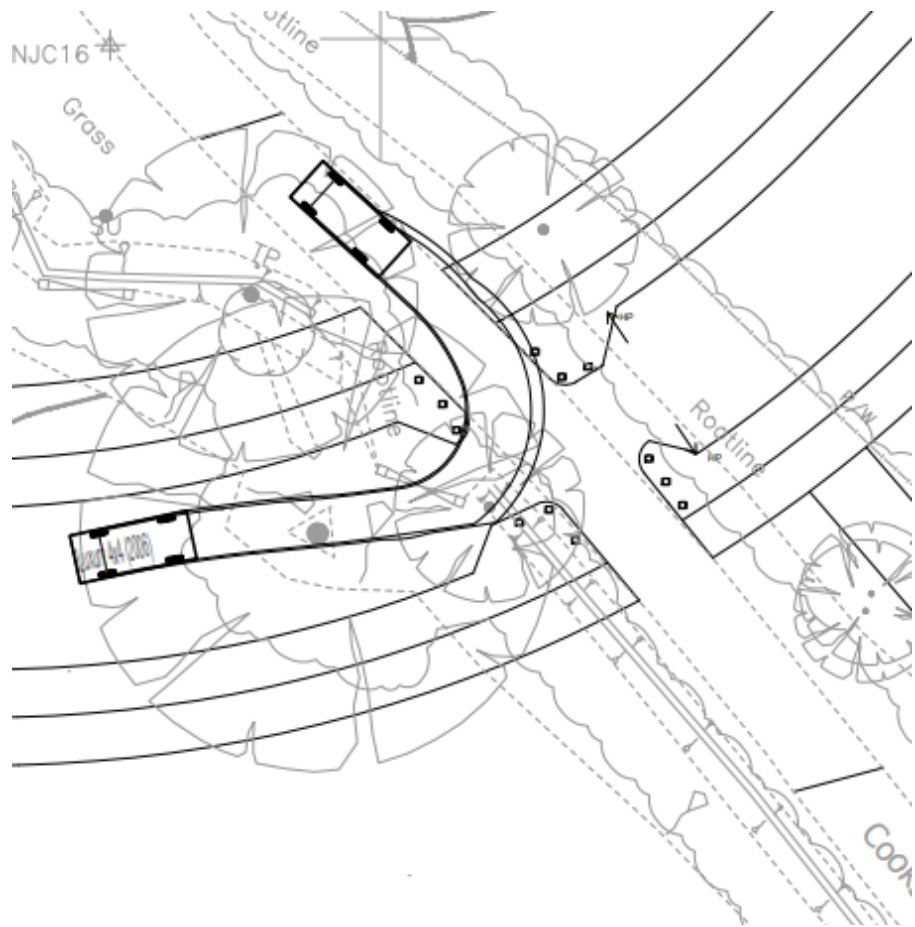
westbound left turn



Cooks Lane crossing road 2
eastbound left turn

Large (4x4) sized car

Cooks Lane crossing spine road
eastbound right turn

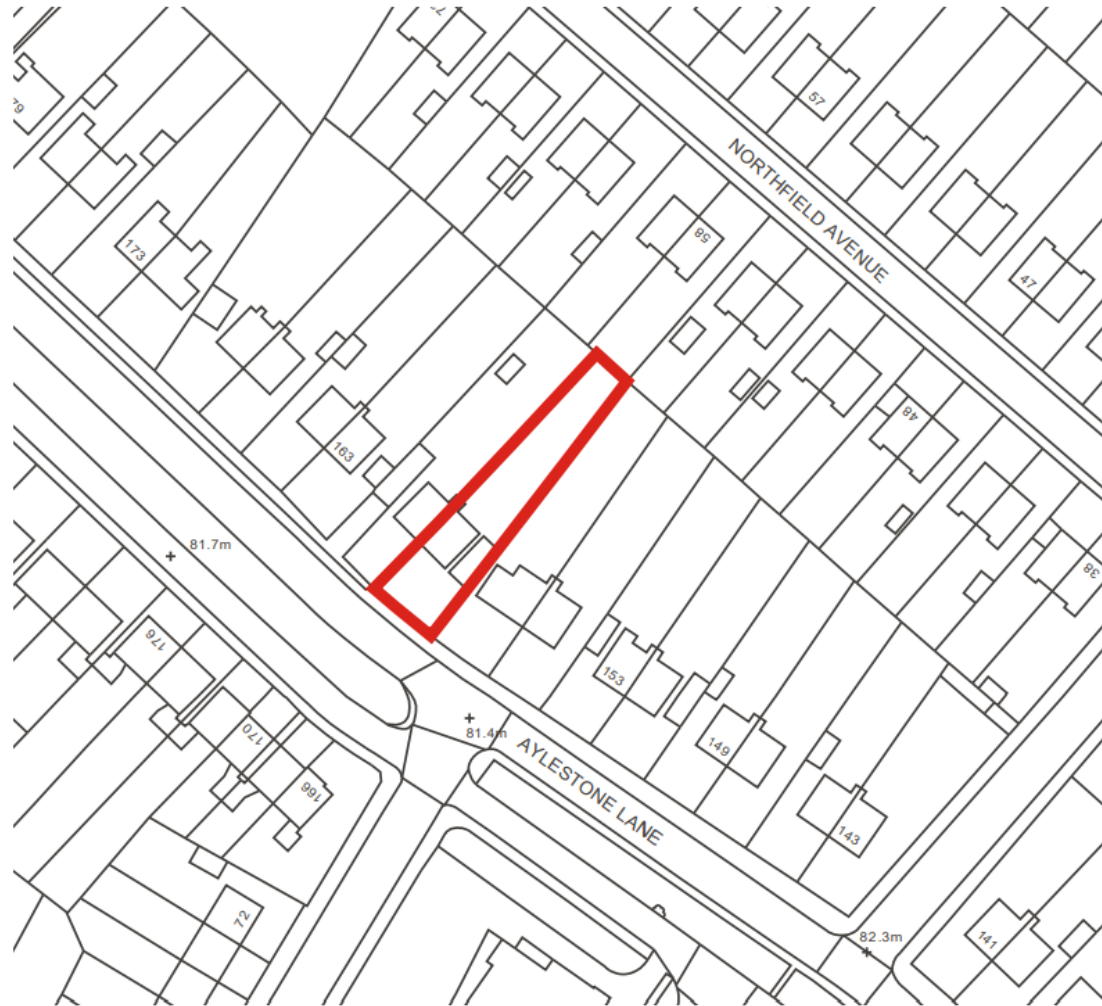


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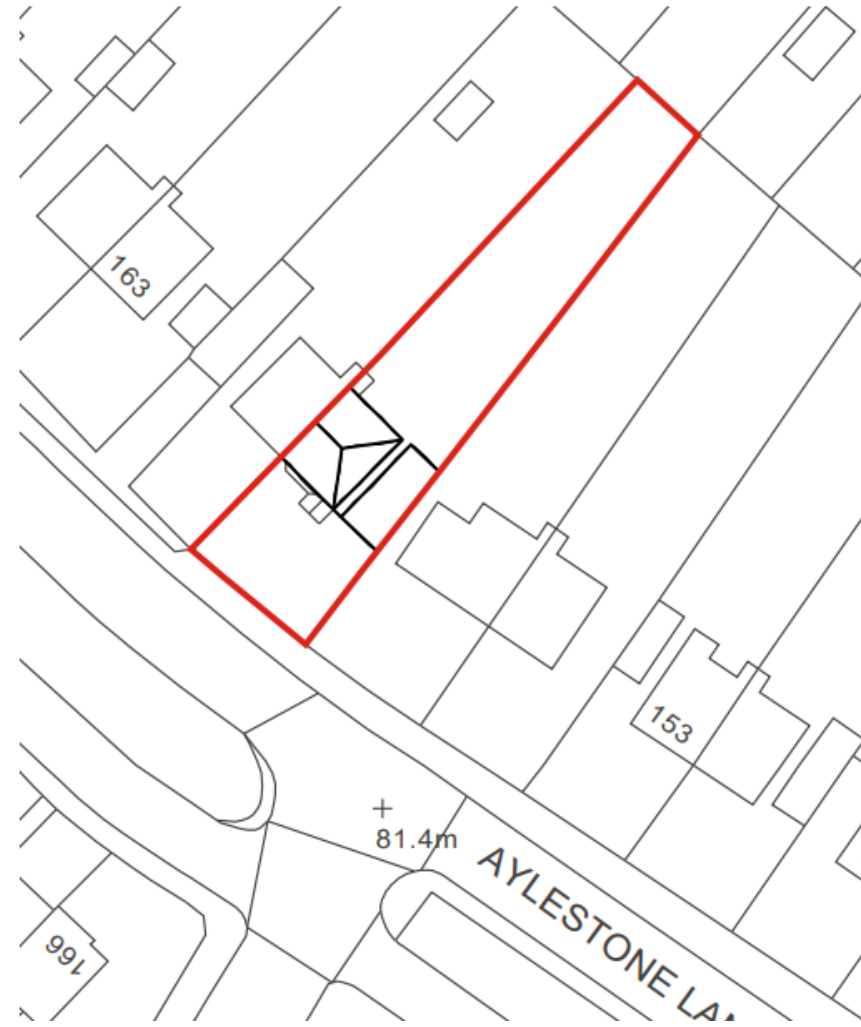
159 Aylestone Lane, Wigston

Planning application for approval of a proposed front porch extension. The porch projects 1.58m by 2.36m to the front and will have a front-facing gable design with an eaves and ridge height of 2.70m and 3.52m, respectively. The proposal involves extending the bay window canopy across to join with the porch. The proposal will be constructed out of materials to match those of the existing dwelling and will feature the entrance door on the side of the porch.

Location Plan

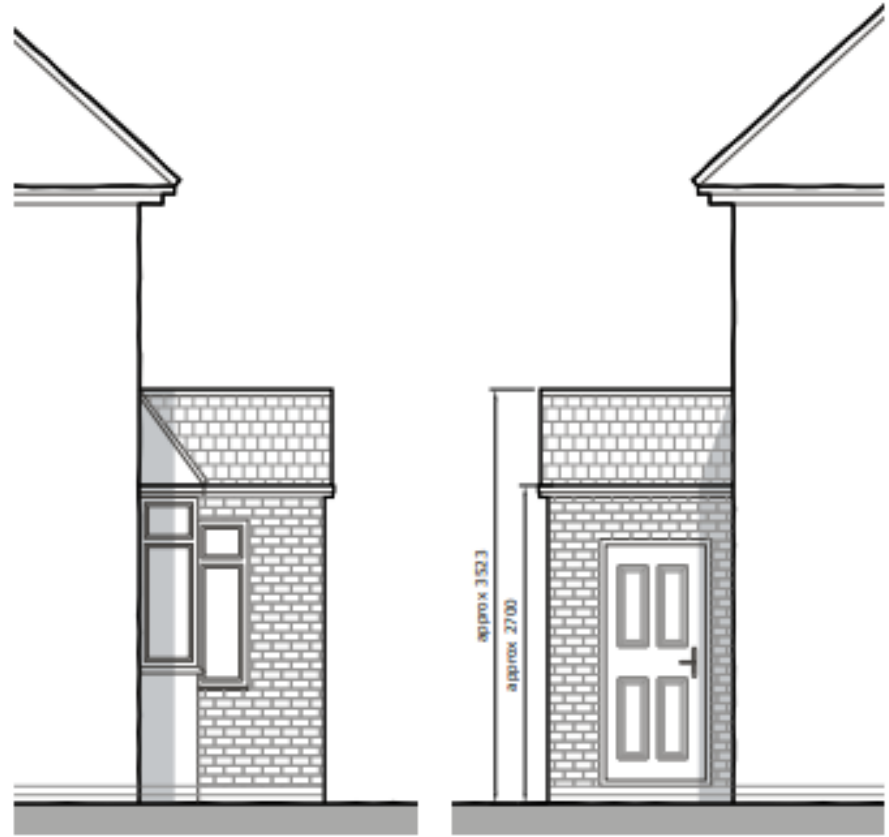
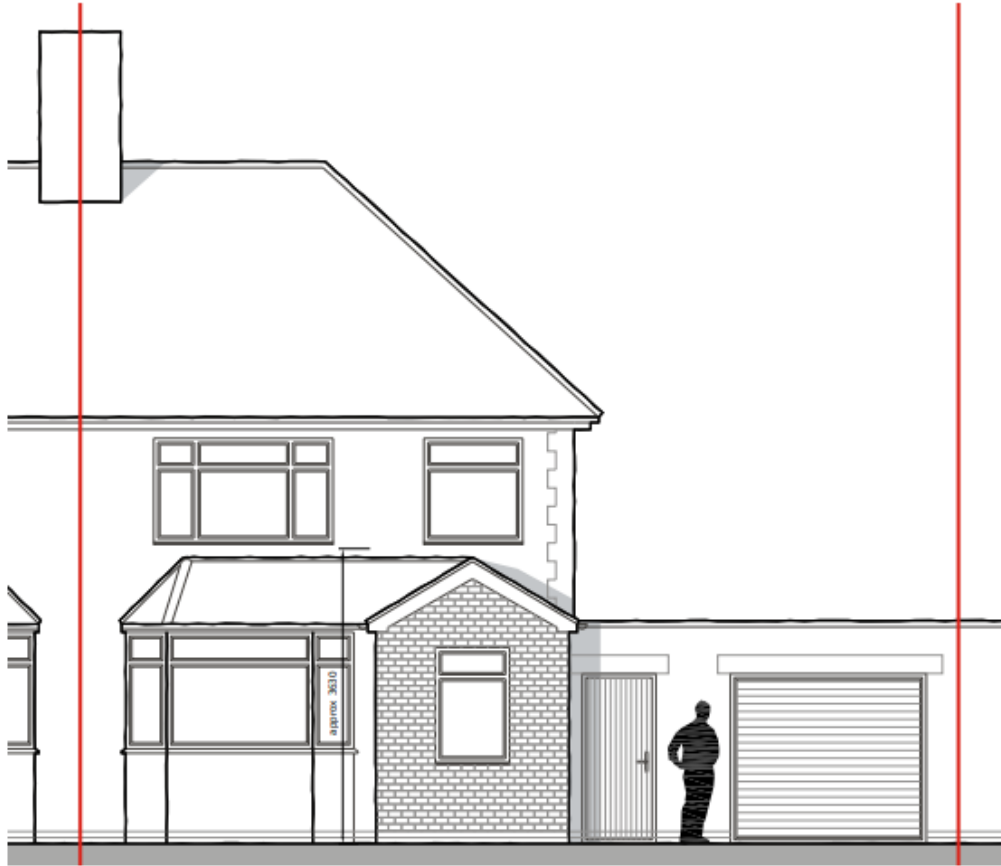


Block Plan



Elevations

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Floor plan

