



**TO COUNCILLOR:**

L A Bentley (Chair)  
G A Boulter  
Mrs L M Broadley (Vice-Chair)  
F S Broadley

Miss P V Joshi  
J Kaufman  
Miss A Kaur  
Ms C D Kozlowski

Mrs H E Loydall  
R E R Morris  
Dr I K Ridley

Dear Sir or Madam

I hereby **SUMMON** you to attend a meeting of the **DEVELOPMENT CONTROL COMMITTEE** to be held at the **COUNCIL OFFICES, STATION ROAD, WIGSTON** on **THURSDAY, 20 JANUARY 2022** at **7.00 PM** for the transaction of the business set out in the Agenda below.

Yours faithfully

Council Offices  
Wigston  
**19 January 2022**

**Mrs Anne E Court**  
Chief Executive



**IMPORTANT COVID-19 NOTICE**

In-person Council and Committee meetings which are open to the press and public to observe have resumed from 7 May 2021 following the expiry of the Regulations that allowed local authorities to hold remote meetings.

Whilst most of these meetings will take place in the Council Chamber at the Council Offices in Wigston, it may be necessary to host a meeting at an alternative venue and/or at short notice. This will allow all attendees to maintain social distancing and follow the latest COVID-secure guidelines.

If attending an in-person meeting, all attendees must wear a face covering (unless exempt or when seated) and must sanitise their hands on entry and exit to/from the meeting venue. Meeting venue capacity will be severely restricted due to COVID-19 regulations, however there will still be opportunities for public participation in accordance with the Council's Constitution.

Where the necessary technology is available and working, the press and public may still be able to watch the live streams of meetings without having to attend in-person. Instructions on how to access live streams can be found below where applicable. At a minimum, audio recordings of meetings will be made available on the Council's website shortly after any given meeting.

**ITEM NO.**

**AGENDA UPDATE**

**PAGE NO'S**

**5. Report of the Development Control Manager (January 2022)**

Report of the Development Control Manager

**a. Application No. 21/00028/OUT - Land East Of, Welford Road, Wigston, Leicestershire**

**3 - 7**

**For more information, please contact:**

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## **ADDENDUM**

**Application Number**

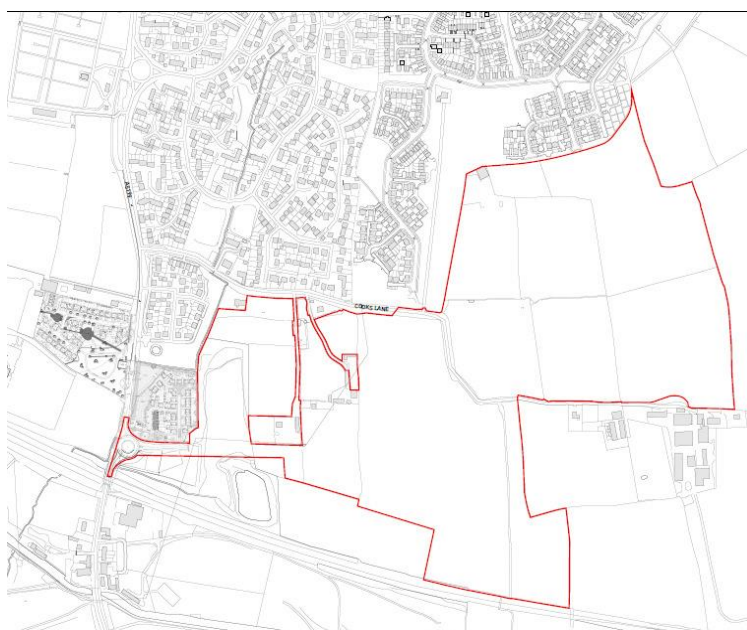
**Address**

**Report Items**

**a. 21/00028/OUT**

Land East Of  
Welford Road  
Wigston  
Leicestershire

<b>a.</b>	<b>21/00028/OUT</b>	Land East Of Welford Road Wigston Leicestershire
	<b>19 January 2021</b>	Outline planning application for the demolition of existing agricultural buildings and the residential development of up to 650 dwellings, a new local centre and community facilities, land for employment uses, a primary school site, areas of public open space including children's play, landscaping and drainage infrastructure, together with a link road through the site connecting the existing Welford Road roundabout with the Phase 1 development.
	<b>Case Officer</b>	Marc Watterson



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**Development Control Committee**  
20 January 2022  
Addendum Report

## **Introduction**

Since the publication of the Officer's report, there is a need to amend a number of minor points to reflect on going discussions with the applicant and consultees.

These are as follows.

## **Section 106 Contributions**

### **Education**

For clarity please note the following updated position:

Page 12 and 31 of the Committee Agenda pack:

Ongoing negotiations with Leicestershire County Council Director of Children and Family Services has resulted in the current position of seeking developer contributions for the following areas to be secured through a Section 106 agreement.

\* A contribution of £492,111.75 as well as 300m<sup>2</sup> land at the new school site will be required to ensure there is childcare available to meet this demand.

\* A Contribution of £5,116,215.00 plus 1 hectare of land towards a new Primary school. (This sum has been increased to reflect increasing construction costs apparent since the original response)

\* Special Schools Sector requirement £366,914.90.

This equates to a total Education and Childcare contribution of £5,975,241.65 plus 1.3ha of land.

Note that this figure is subject to ongoing to final negotiations and the final S106 may change slightly from those identified above, subject to negotiation and agreement with the Local Planning Authority.

### **Framework Travel Plan**

The total figure requested is £11,337.50 for monitoring the Framework Travel Plan (pages 23 and 31)

Each Travel Pack will be at the cost of £52.85 per dwelling (pages 23 and 31).

### **Traffic Regulation Order**

The cost of the Traffic Regulation Order is £8,985.20 (pages 23 and 31).

### **Public Transport Provision**

For clarity, the provision of new bus stop infrastructure is to be included within the requirements of the S106 agreement by way of the Public Transport Strategy (pages 23 and 31)

## Condition 9

The Officer's Report includes the following condition:

The first reserved matters application must be accompanied by an air quality assessment completed for 3 months prior to its submission.

**Reason:** In accordance with Policy 6 of the adopted Borough of Oadby and Wigston Local Plan (2019) to ensure that air quality from adjacent roads does not cause significant harm to occupiers of existing and future buildings.

Discussions between the Officer, applicant and the Council's Environmental Health team has confirmed an alternative wording that allows some flexibility in the submission of the air quality assessment which will speed up the reserved matters process but not the quality of the information submitted.

The alternative condition is therefore as follows:

*An air quality assessment must be completed for three months immediately preceding its submission, and be submitted to the LPA within two months of submission of the first reserved matters application*

The reason remains unchanged.