



Development Control Committee	Thursday, 24 August 2017	Matter for Information
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Title: **Agenda Update**

Author(s): **Alex Matthews (Planning Control Officer)**

7b. 17/00343/FUL 126 Aylestone Lane
Wigston
Leicestershire
LE18 1BA

1. Introduction

The original committee report for the above referenced item was drafted prior to the consultation expiry date for the application. The overall consultation expiry date was 14 August 2017, therefore meaning any consultation comments and neighbour representations received prior to this date need to be taken into consideration for the assessment of this planning application.

On the original committee report no consultation comments had been received and no representations had been received. The application had however been called-in to the planning control committee by Councillor Mrs Helen E Loydall.

The below notes present any consultation comments and neighbour representations which have since been received.

2. Recommendation(s)

The proposed development is considered not to significantly harm the character and appearance of the existing property or that of the surroundings, the amenity of neighbouring residential properties or the safe and efficient use of the highway. This planning application is therefore being recommended for approval.

3. Information

The below information presents any consultation comments and neighbour representations which have been received for this application:

Consultee: Highways (Leicestershire County Council)

Comments Provided:

"The Local Highway Authority refers the LPA to current standing advice provided in September 2011"

Response Received: 07 August 2017

Councillor Mrs Helen E Loydall provided the Local Planning Authority with the following note on Monday 14 August 2017:

"Dear All,

Re planning application for 126 Aylestone Lane.

These are photographs taken on a quiet day along the slip road. If Highways say that there is not a problem with parking here then they are deluding themselves. Please could you make sure that highways understand that if flats are allowed in this area then the parking problem will only be increased and that the grass verges will have to be removed to allow more off road parking to take place. Who will be paying for this to happen?

Regards Helen Loydall."

The Local Planning Authority forwarded this note over the Highways at Leicestershire County Council and asked if they would like to provide any comments. No objection comments have been received in response to this correspondence. It is therefore clear from the original comment provided and the further no objection that Highways at Leicestershire County Council would not support the refusal of this planning application on highways grounds.

Consultee: Planning Policy (OWBC)

Comments Provided:

"The principle of converting this residential dwelling at No. 126, Aylestone Lane, Wigston, into two self contained, two bedroom flats is acceptable in a planning policy context.

The Case Officer must be satisfied that the application accords with Core Strategy Policy 4: Sustainable Transport and Accessibility, as well as its supporting text. The application should accord with Leicestershire County Council's 6C's (3 County / 3 City Authorities) Design Guide and the Case Officer must be satisfied that the off road parking provision meets those standards. It may also be appropriate to consider the availability of parking options on Aylestone Lane and the surrounding roads, in order to ensure that accessibility in the immediate vicinity is not compromised.

It would be advised that the Case Officer refers to Core Strategy Policy 15: Landscape and Character and that they are satisfied that the proposal is in accordance with the policy recommendations set out within it"

Response Received: 10 August 2017

4. The above referenced comments have been received and considered in conjunction with the full information of the submitted planning application and the original planning committee report as previously drafted. These comments are not considered to provide any justified evidence for overturning the planning officers recommendation to grant planning permission for this application. In fact these additional comments strengthen the case for recommending planning approval, as neither Planning Policy nor Highways would support the refusal of this application. Recommending refusal for this planning application on Planning Policy or Highways grounds would therefore be unjustified.

Background Documents:

Planning Application No. 17/00343/FUL

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Implications Agenda Update	
Finance	No implications directly arising from this update.
Alex Matthews Planning Control Officer	
Legal	No implications directly arising from this update.
Alex Matthews Planning Control Officer	
Corporate Risk(s) (CR)	<input checked="" type="checkbox"/> Not Applicable
Alex Matthews Planning Control Officer	
Corporate Priorities (CP)	<input checked="" type="checkbox"/> Not Applicable
Alex Matthews Planning Control Officer	
Vision & Values (V)	<input checked="" type="checkbox"/> Not Applicable
Alex Matthews Planning Control Officer	
Equalities & Equality Assessment(s) (EA)	No implications directly arising from this update.
Alex Matthews Planning Control Officer	<input type="checkbox"/> Initial EA Screening <input type="checkbox"/> Full EA Assessment <input checked="" type="checkbox"/> Not Applicable