



**Development Control
Committee**

**Thursday, 28
September 2017**

**Matter for
Information**

Title:

Agenda Update

Author(s):

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Tony Boswell (Senior Planning Control Officer)**

8a. 17/00310/REM Land At Cottage Farm
Glen Road
Oadby
Leicestershire

A further letter of objection has been received from one of the adjacent homes in Coombe Rise:

"On a personal level, we would like to register our objection to the application on the grounds that its construction and subsequent occupation present a significant impact on our privacy and on our wellbeing through the increased noise and traffic pollution that such a development inevitably brings. On a wider level, the land of Cottage Farm marks the edge of Oadby village's incursion into the countryside – a green field location that ought to be preserved for future generations. Having said the above, should the planning application progress any further, we think a lot more could be done to minimise the impact on those residents whose properties border the current development site, including increasing separation distances between existing and new properties, and adding in more landscaping and vegetation screening between these properties".

The "holding objections" submitted by LCC Highways and LCC Ecology have now been withdrawn following additional correspondence. Those need no longer impede the making of any decision.

A number of minor corrections to the report should be pointed out:

- Coombe Park lies to the south west of the site (not the south east).
- Under the "Description of Proposal" a sentence should read – "The remaining 105 homes for open market sale would comprise 46 x 3 bed homes and 59 x 4 bed homes".
- The pipeline beneath the POS to the east of the development is a gas main, rather than a water main.
- A required "Sustainability Statement" was submitted within the text of the submitted Design Statement when originally submitted.

8d. 17/00396/FUL 70 Repton Road
Wigston
Leicestershire
LE18 1GD

Since the main agenda report was written a further 7 letters of objection from 5 addresses have been received from neighbouring and surrounding dwellings objecting to the proposal on the following grounds.

- The proposal representing an over-development of the site;
- The visual impact on the visual and spatial character of the road;
- The proposed dwelling seeming to be an extremely tight fit in the plot which would look irregular;
- Loss of garden land;
- Loss of open aspect of the neighbourhood;
- The formation of a terracing effect;
- It being out of character in terms of appearance and scale when compared to surrounding homes;
- Size and form out of keeping in the locality;
- Overlooking and loss of privacy to neighbouring and surrounding sites;
- Over-shadowing and lack / loss of sunlight;
- Parking and highway safety concerns;
- Congestion;
- Amount of garden space for existing and proposed dwelling would be out of keeping with the character, appearance and visual amenity and flow of the area;
- The shared access proposed would be impractical;
- The provision of dwellings without a garage is out of keeping in the street and immediate area; and
- Likely on-street parking would pose impacts on emergency vehicles negotiating the corner.

On these matters Officers consider that, as set out in the main agenda report, the proposal would be out of character in the street scene and area with a contrived, cramped layout and amenity space out of keeping in the area as well as pose impacts upon the highway.

Background Documents:

Planning Application Nos. 17/00310/REM and 17/00396/FUL

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