

PLANNING & LICENSING COMMITTEE

11TH JANUARY 2022

ADDENDUM REPORT

Report no.	Item no.	Application no.	Applicant	Parish
10/2022	1	2019/1249/MAF	ELGIN ENERGY	LANGHAM

Neighbour Comments

There have been 12 further objections on similar grounds to the original list since the agenda was published. Some reiterate previous objections, some are new.

Conditions

The agent has commented on some of the conditions and requested amendments as follows:

1. The Conditions are silent on the operational period of 30 years. If this needs to be added in, then the 30 year operational period should ideally commence from the first date of electricity generation from the development (to be advised to the LPA).

Agreed – new condition recommended

2. Before any works commence on site other than forming the access and site preparation works, the trees shown to be protected on Plan BHA_377_03 shall be protected as required in accordance with that plan and shall remain so protected until all construction on site is complete. The trees shall be similarly protected during the de-commissioning of the site.
Reason: To ensure that important habitat and tree screening is not damaged during construction and decommissioning, in the interests of bio-diversity and visual amenity.

Agreed

3. No development shall take place until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
 - i. the parking of vehicles of site operatives and visitors
 - ii. route for construction vehicles
 - iii. delivery periods
 - iv. details of any construction compound
 - v. loading and unloading of plant and materials
 - vi. storage of plant and materials used in constructing the development
 - vii. Construction timeline
 - viii. Traffic management measures such a temporary signing
 - ix. Banksman managing site access during construction and decommissioning

- x. A pre-commencement condition survey of Cold Overton Road together with measures to repair identified damage – **can you please define the section of Cold Overton Road that you wish to be surveyed so we are not expected to survey its full length?**
Reason - To ensure that the construction period causes minimal disruption to the local highway network **and any areas of archaeological interest. – the road does not have archaeological interests in it,**

Agreed – extent can be agreed before the survey takes place in consultation with highways.

4. Within ~~2 months~~ **12 months** of the solar panels no longer being required for energy generation, all panels, structures, fencing and any other equipment shall be removed from the site and the land re-instated to agricultural use.
Reason: To ensure that the land is restored to agricultural use and not left in a derelict state becoming detrimental to visual amenity and in accordance with Planning Policy Guidance Paragraph: 013 Reference ID: 5-013-20150327. – **happy to have works on removal to start within 2 months, it will just not be possible to complete the full removal of all panels within 2 months, hence why we have asked for the 12 month period.**

Agreed

Additional conditions

- As 1 above
- Control of lighting.

PLANNING & LICENSING COMMITTEE

11TH JANUARY 2022

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Report no.	Item no.	Application no.	Applicant	Parish
10/2022	2	2020/0706/FUL	BURGHLEY ESTATE PRESERVATION TRUST LIMITED	GREAT CASTERTON

Ecology comments on Revised Plans

No further comment

PLANNING & LICENSING COMMITTEE

11 JANUARY 2022

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Report no.	Item no.	Application no.	Applicant	Parish
10/2022	3	2020/1254/FUL	BEESON WRIGHT	KETTON

Erratum

Para 10 of the main report states that parking would be provided for existing dwellings, but this is not the case.

The viability exercise carried out by the District Valuer concludes with the following information:

13.0 Recommendations

Summary of key issues and recommendations.

13.1 Viability Conclusion

Following the above testing work, it is my considered conclusion that the proposed development is unable to support the full planning policy Off-Site Affordable Housing Commuted Sum of £314,500 but can afford the payment of a maximum figure of £218,200 by way of such payment.

13.2 Viability Review

Further to my conclusion above and the advice that your Council's full planning policy requirements will not be met; a Review clause might be appropriate as a condition of the permission. In line with paragraph 009 of the PPG, Review mechanisms are not a tool to protect a return to the developer but rather to strengthen Local Authorities' ability to seek compliance with relevant policies over the lifetime of the project. DVS can advise further on this should you so require.

Furthermore, your Council may also wish to consider the requirement within the Planning Conditions of an Overage clause whereby, for example, if the scheme Profit were to be in excess of 17.5% GDV then the excess Profit could be shared between the developer and the Council in a ratio to be agreed. Again, DVS would be happy to provide further advice in this respect if required.

13.3 Market Commentary

Novel Coronavirus (COVID-19) Market conditions

The pandemic and the measures taken to tackle COVID-19 continue to affect economies and real estate markets globally. Nevertheless, as at the valuation date some property

markets have started to function again, with transaction volumes and other relevant evidence returning to levels where an adequate quantum of market evidence exists upon which to base opinions of value. Accordingly, and for the avoidance of doubt, our valuation is not reported as being subject to 'material valuation uncertainty' as defined by VPS 3 and VPGA 10 of the 'RICS Valuation – Global Standards'.

For the avoidance of doubt, this explanatory note has been included to ensure transparency and to provide further insight as to the market context under which the valuation opinion was prepared. In recognition of the potential for market conditions to move rapidly in response to changes in the control or future spread of COVID-19 we highlight the importance of the valuation/ assessment date.

13.4 Other Recommendations

13.4.1 I would advise that the information confirmed in this Report should be referred to DVS for reassessment if the proposed redevelopment of the subject site has not commenced within a period of 12 months from the date of this Report.

13.4.2 I have assessed the scheme detailed earlier in this Report. If the Schedule of Accommodation is amended prior to practical completion of the scheme, then this viability assessment should be referred to DVS for reconsideration.

The applicant confirms that he accepts these findings. **It is recommended** that an Overage clause is included in the S106 agreement.

Forestry Officer Comments

The Forestry Officer was concerned about the loss of several trees within the site.

However, given the allocation for housing in the adopted plan and in order to access the north-east corner of the site the small group of trees adjacent to the public footpath would need to be removed. Officers have considered the potential to amend the route of the proposed internal road but there really isn't an alternative given the existing buildings which are to be retained and converted.

The Forestry Officer now acknowledges this point and confirms no objection.

Conditions for 2021/1249/LBA

The approved plans condition needs to have Plan Nos. HF-PR-PL-50, 51, 52 and 53 added to the list.

Delete Condition 5 as it repeats Condition 3.

Conditions for 2021/1254/FUL

Condition 3 be clarified as follows:

A scheme of off-site highway works as set out on approved Proposed Site Plan number HF-PR-PL-01 Rev A shall be submitted to and approved by the Local Planning Authority and thereafter implemented in full prior to first occupation.

Materials

The agent has suggested that a darker coloured sheeting may be more appropriate for the roofing of the new dwellings and requests that this is dealt with under condition 3.

Public Right of Way

The applicant acknowledges that there is a desire to upgrade public the footpath to a bridleway. The main access road which would share the PROW will be maintained by the resident's management company together with the surface water drainage and verges. The applicant will retain ownership of the offices so will have a continued interest in the site.

Archaeology

The Historic Building Survey of the Dovecote has now been received. No further works required as per consultation response.

PLANNING & LICENSING COMMITTEE

11TH JANUARY 2022

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Report no.	Item no.	Application no.	Applicant	Parish
10/2022	4	2021/0083/FUL	DANIEL LOUNT	RIDLINGTON

Ecology Comments on Latest Plans

The proposed site plan (drawing 5, revision B) shows the trees that are to be retained which is acceptable, as is the removal of the Leylandii as they provide very little biodiversity value. It is disappointing that the hedgerows proposed will be planted solely with beech; I advise that the hedgerows are planted with a wider diversity of locally native species.

Officer Note

The Agent has agreed to this request which can be dealt with by a revised condition.

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