

DEVELOPMENT CONTROL & LICENSING COMMITTEE

4 AUGUST 2015

ADDENDUM REPORT CONTENTS

REPORT NO. 145/2015

**Planning applications to be determined by the Development
Control & Licensing Committee**

Item no.	Application no.	Applicant	Parish
6(1)	2010/0327/MAJ	MINISTRY OF JUSTICE	STRETTON
6(2)	2015/0192/MAJ	HAZELTON HOMES	BARLEYTHORPE

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Further information from the Applicant

Further information on visitor numbers has been received from the agent:

We have obtained data directly from the Establishment to provide the following figures which supplement previously provided information:

Visitor Sources

Visitors come mostly from Nottinghamshire, Leicestershire, Derbyshire and Berkshire with a few from the London area (taken as a sample from visiting bookings). The majority of visitors travel here via private motor vehicles. Visitors using public transport would normally use the railway network to Stamford or Oakham and then hire a taxi to the prison.

Visitor Numbers

Social Visits:

Wednesday and Friday: during the week: 30 (normally fully booked)
Saturday and Sunday during the weekend: 60 (AM and PM visit) (morning visits fluctuate between 15-30, afternoon visits normally fully booked up to 30)

Average Total Visits:

Weekly: Approx. 180

Monthly: Maximum of 720 but this can fluctuate

Legal Visits:

Average is 120 over the month (numbers can vary daily)

Consultation Responses

The Ward member has commented as follows:

I am aware that you consulted both the Parish Council and the previous Chair of the Parish Council. I am not sure whether you have received a formal response from the Clerk as he has resigned. The Parish Council had no problems with the removal of the Grampian condition despite considering the letter sent by the former Chair. Two members of the PC live at Stocken Hall and another present was unaware of any current problems in Greetham.

Anglian Water

Confirm that in the past there have been reported instances of odour issues from residents houses, however investigations by Anglian Water cannot locate the odour, we therefore cannot confirm a cause.

As you are aware there have been remedial works undertaken at both Stretton and Greetham pumping stations. This has improved the performance of the pumping stations.

As previously advised, Cottesmore WRC has capacity to accept the additional flows from the prison.

Environment Agency

In our letter ref: AN/2010/109637/02-L01, dated the 05 October 2011 we had no objection to a Grampian condition being imposed on any approval to prevent occupation of the three storey-house block until the issues concerning the disposal of foul drainage had been resolved.

We recommended that in order to satisfy any such condition an adequate scheme be submitted to your Authority to demonstrate, prior to the occupation of the house block, sufficient infrastructure capacity is existing for the connection, conveyance, treatment and disposal of quantity and quality of water.

We understand that sewage improvement works have been carried out and Anglian Water Services (AWS) has confirmed that the treatment works at Cottesmore has the capacity to deal with the development.

Our records indicate that work has been undertaken to improve the foul line running from the prison to Cottesmore Sewage Treatment Works (STW). Our Flow monitoring records also indicate that in 2014 Cottesmore STW had enough permitted headroom to accommodate the proposed house block.

We understand that reports have been made to AWS of odour issues from resident's houses, however, investigations by AWS cannot locate the odour, and they therefore cannot confirm a cause. AWS have confirmed that the remedial works undertaken at both Stretton and Greetham pumping stations have improved the performance of the pumping stations.

Our records indicate that that there have been no recent issues with the sewerage collection network. The last substantiated incident at the prison pumping station was in November 2013. There have been no substantiated incidents at Greetham Pumping Station since November 2011.

Accordingly, we have no objections to the above application as submitted, however, as a separate matter we recommend further investigations into reported odour issues.

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6(2)	2015/0192/MAJ	HAZELTON HOMES	BARLEYTHORPE

Further neighbour responses

2 e-mails have been received from local residents in the past 2 days pointing out the disturbance they have suffered from development near their homes in recent years and the amount of mud and debris on the road. The latter has been passed to the Highway Authority for investigation. The Hawksmead development is subject to a condition which limits the hours of work on site.

Planning Officer Comments

The current scheme is a relatively small development and as pointed out in the main report, the disturbance from construction is not a material planning consideration to the finished development.

The Planning Advisory Service issued a 10 Best Practice Principles in relation to Planning Conditions in July 2015, to help reduce uncertainty and costs on development.

One such principle states that Planning is not the safety net for controlling all matters pertaining to a development. The second NPPF test on the use of conditions requires conditions to be relevant to planning and the Government's Planning Practice Guidance warns against conditions that require compliance with other regulatory regimes. Noise disturbance is controlled by the Environmental Protection Team and mud on roads etc. is controlled by the highway authority.

Planning Aid England and CLG have also jointly published a document that clearly states problems arising from the construction period of any works e.g. noise, dust, construction vehicles, hours of working, are covered by the Control of Pollution Acts. It is not therefore considered necessary to impose additional conditions in this instance.

Following discussions with the highway authority it is considered necessary to impose a condition to ensure that construction traffic does not use Manor Lane to access the site. This is because the lane is narrow and the use by heavy vehicles will cause damage to verges and constitute a danger to highway safety, especially close to the junction with Main Road.

Additional Condition

8. No construction vehicles of any kind shall access or leave the site via Manor Lane. All such vehicles shall only use the existing access onto Main Road.
Reason: Manor Lane is subject to a weight limit and is narrow and lacks adequate geometry and visibility to enable construction vehicles to access or leave the site. This would lead to damage to verges and potential highway safety issues at the junction of Manor Lane with Main Road.