

PLANNING & LICENSING COMMITTEE

19TH APRIL 2022

ADDENDUM REPORT

Report no.	Item no.	Application no.	Applicant	Parish
78/2022	1	2021/1124/MAO	JEAKINS WEIR	OAKHAM

Neighbour Comments

To clarify the neighbour comments set out in the main report, please substitute the following:

Neighbour Representations

62. There have been 2 letters of support:
- New (affordable) housing needed in town to avoid being priced out
63. There have been 260 objections from local residents (incl. 8 from the same person)
- Loss of Greenfield site
 - Site was considered sensitive to development in LP
 - Unsustainable location
 - Government is now promoting brownfield land
 - Latest monitoring report says we have over 5 years supply
 - Lack of school places
 - Lack of medical facilities
 - Benefits of the scheme are not as clear as stated
 - Traffic congestion on Braunston Rd
 - Traffic congestion at rail crossings
 - Flooding issues
 - Impact on wildlife
 - Overhead pylons cause dangers
 - Makes no attempt to address the strongest negative impact on the landscape in this area of Oakham, i.e. the power lines and pylons.
 - Withdrawal of local plan has caused all this trouble
 - Why build on green pasture/woodland when there's an old military site far better for the plans!
 - Bring back better roads and public transport before more homes!

Non-material objections

- Loss of views
- Devaluation of property

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78/2022	3	2021/1373/FUL	HEREWARD HOMES	MORCOTT

Morcott Parish Council Comments

1. Before construction commences that a temporary repair to the site entrance is effected to avoid further damage to the highway and to prevent dirt and debris from the road by vehicles exiting the site. This is a well used highway by pedestrians and dog walkers and there is no designated footpath. The current condition of the highway at this point constitutes a trip hazard to members of the public.

On completion of the works a permanent making good of the junction with the new entrance.

2. There is no condition as to provision of street lighting. On completion, there will be 7 dwellings on the larger Vine Farm site (5 new and 2 existing): such an increase of traffic will be hazardous to users of Back Lane without additional street lighting provided by the developer through including a condition in the consent. The location and type of street lighting to be suitable for a classic village location and agreed with existing residential owners on Back Lane.

3. There is no mention in the documents of the haul routes and construction traffic access routing. Back Lane is a single width road and access into Mount Pleasant Road and onto the High Street is unsuitable for any construction traffic. All traffic to and from the site must be adequately signed to ensure that it enters and exits Back Lane from the West. Furthermore access to the west entrance of Back Lane should only be from The Cockpit and A47. All construction traffic should be prevented from travelling east from Mount Pleasant Road into Back Lane.

4. There is no indication on the drawings as to how storm and surface water will be prevented from draining onto the Highway. There already exists an issue with surface water overloading of the village drainage system leading to severe flooding of the highways and private property.

5. Morcott Parish Council wish to see a contribution from the CIL or s106 agreement with the developer towards replacement (in appropriate materials, not concrete as suggested by RCC previously) of village kerb-stone edging where they have become seriously damaged and in need of urgent replacement.

6. MPC would like the P&L Committee to note that, whilst this application may have been granted under Permitted Development, it remains opposed to any developments proposed that are outside the PLD.