

Planning Committee – Tuesday 29th October

This report has been checked on behalf of Legal Services by Penelope James

Item 6.1

Planning Application P/2023/00852

No update

Item 6.2

Planning Application P/2022/01138

An updated consultation response was received on 28th October from the County Education Authority requesting updated S106 contributions for education following an update to their policy on the 18th October, the contribution requested has been agreed by the agent and is amended to the following:

Item	Planning Obligation	Cost
Education	Primary, secondary and sixth form provision	<i>Primary</i> – Construction Additional infrastructure or provide a financial contribution of £595,514.29 Secondary – £369,488 Post 16 - £79,176

Recommendation - that outline planning permission be granted subject to conditions and informatives, and subject to the above amendments to the Section 106 Agreement.

Item 6.3

Planning Application P/2022/01139

An updated consultation response was received on 28th October from the County Education Authority requesting updated S106 contributions for education following an update to their policy on the 18th October, the contribution requested has been agreed by the agent and is amended to the following:

Item	Planning Obligation	Cost
Education	Primary, secondary and sixth form provision	<i>Primary</i> – Construction Additional infrastructure or provide a financial contribution of £658,200 Secondary – £395,880 Post 16 - £79,176

Recommendation - that outline planning permission be granted subject to conditions and informatives, and subject to the above amendments to the Section 106 Agreement.

Item 6.4

Planning Application P/2024/00633

Additional Comments from Branston Parish Council

The Parish Council have submitted the following comments in light of no members being available to attend planning committee.

Branston parish council wishes to object to planning application P/2024/00633, 1 Hollyhock Way, Branston. They wish to object on the grounds of health and safety, the proposal is not in line with the street scene, and the development will be an invasion of light to neighbouring properties also.

Additional Neighbour Comments received following re-consultation and publication of the Committee report

- Concerns that the proposed building may be used in the future as a residential building and sublet due to the installation of toilets etc, enough toilets in the main dwelling.
- Noise will be created.
- Not in keeping with the house and estate.
- Proposed building will cause an ugly site, is too high and will block light from neighbouring properties.
- Who owns the piece of land the proposed outbuilding will be sited on as appears to be beyond the garden boundary.
- Concerns that someone will live in this property.
- The area is becoming extremely noisy, without the additional building.
- Will not be a pleasant view if building is erected.
- Comments and concerns from original application still stand – no changes have addressed these.

Officer Comments

These additional comments received appear to relate to the separate planning application P/2024/00632 for the change of use of land to garden and an outbuilding and not the proposed extension under consideration.

Recommendation – Remains as per officer report – Grant Permission Subject to Conditions