ITEM 02 **09/00810/FUL** **MRP Hinckley No.1 LP**

Consultations:-

Leicestershire County and Rutland Community Health Services (PCT) has requested a contribution of £23,340.00 to respond to the requirements of the local GP's particularly Station View Health Centre, Southfield Road or to the central practices should further investment not prove viable.

Further clarification has been provided from Severn Trent Water with regard to condition 7. A note to applicant is required to clarify the requirements of the condition.

Leicestershire County Council have provided a written appraisal of the viability case presented by the applicant. The County considers that the full contribution is required in this case.

Appraisal:-

On the basis of the additional contribution request from the PCT the contribution allocation has been re-visited and the proportionate split of 12.71% in contributions is as follows:-

Leicestershire NHS Trust (PCT) £2,966.91
Education £30,126.77
Libraries £406.10
Town Centre Infrastructure £101,820.84
Play and Open Space £10,886.47

Capital Provision:

Formal Open Space £2,236.01
Children's Equipped Play Space £3,180.84
Informal Children's Play Space £640.06

Maintenance Contribution:

Formal Open Space £1,828.71
Children's Equipped Play Space £2,448.67
Informal Children's Play Space £552.18

Recommendation:-

Following the receipt of the request from PCT for developer contributions, the recommendation has been adjusted:-

Recommendation:- That subject to the execution of an agreement under Section 106 of the Town and Country Planning Act 1990 and Section III of the Local Government Act 1972 towards, the provision and maintenance of public play and open space facilities, education, library facilities, civic amenity facilities, healthcare provision and town centre infrastructure improvements; by 6 April 2010 the Director of Community and Planning Services be granted powers to issue full planning permission subject to the conditions below. Failure to do so by 6 April 2010 may result in the application being refused.

Various alterations have been made to the conditions to define "commercial" and "residential " phases of development, those amendments are as follows:

9 Prior to the commencement of each phase of the development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation for that phase shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a long-term monitoring and maintenance plan) for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

15 Notwithstanding the submitted information prior to the commencement of the residential development a scheme for noise protection shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall include:- the protection of the proposed dwellings and units from the noise of Rugby Road and Hawley Road; and - the protection of the proposed dwellings from noise from the proposed commercial premises.

The approved scheme shall be implemented in accordance with the agreed details and before the
dwellings are first brought into use.

17 Prior to commencement of the commercial development, a revised drawing showing the provision of a ghost island junction on Hawley Road, including a pedestrian refuge across the vehicular access to the Flude and Huckerby sites, shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority.

18 Prior to the first occupation of the commercial development, the highway works to provide a ghost island junction on Hawley Road, including a pedestrian refuge across the vehicular access to the Flude and Huckerby sites, shall be completed to the satisfaction of the Highway Authority.

25 The gradient of the access drives to the commercial development shall not exceed 1:12 for the first 15.0 metres behind the Highway boundary.

26 Prior to first occupation of the commercial development, turning facilities shall be provided within the site in order to allow vehicles to enter and leave in a forward direction. The turning area so provided shall not be obstructed and shall be available for use at all times.

32 No part of the commercial development shall be occupied until details of a Green Commuter Plan containing a travel to work, car use and car parking management strategy has been submitted to and agreed in writing by the Local Planning Authority in consultation with the Highway Authority.

34 Before first occupation of the commercial development, car parking provision shall be made within the site on the basis of MRP Developments Services drawing no. MRP/0750/ppsd/10c including the existing car park accessed from Willowbank Road. The parking spaces so provided shall not be obstructed and shall thereafter permanently remain available for car parking.

38 Before first use of the commercial development hereby permitted the access drives to the commercial development and any turning space shall be surfaced with tarmacadam, concrete or similar hard bound material (not loose aggregate) for a distance of at least 15.0 metres behind the Highway boundary and shall be so maintained at all times.

additional condition:-

45 No development shall commence until details of how the proposed dwellings accord with Leicestershire Police's Secure by Design standard have been submitted to and agreed in writing by the Local Planning Authority. The dwelling shall be constructed in strict accordance with the approved details and maintained that way thereafter and a copy of the Police compliance certificate shall be provided to the Local Planning Authority once issued.

Reason: To ensure the development is built to a secure standard and to the satisfaction of Leicestershire Police, in accordance with the requirements of Policies BE1 and IMP1 of the Adopted Hinckley and Bosworth Local Plan.

Additional Note to Applicant:-

11 Your attention is drawn to the attached comments of Severn Trent Water Limited with reference to Condition No. 7 above.