Burbage Parish Council

OBSERVATIONS ON PLANNING APPLICATIONS

APPLICATION NUMBER: 10/00381/OUT

ADDRESS: 26-28 Britannia Road

DESCRIPTION: Erection of 62 dwellings and associated access

PLANNING MEETING HELD:

7th June 2010

Burbage Parish Council:

☐ Does not object to this application

✓ Objects to this application for the reasons set out below:

☐ Has no observations to make on this application

☐ Wishes to make the following comments as set out below:

☐ GENERAL PLANNING OBSERVATIONS

The proposed development/change of use would have an unsatisfactory relationship with other nearby uses that would be significantly detrimental to the amenities enjoyed by the occupiers of those properties, due to consideration of :-

☐ Privacy	☐ Light	☐ Noise
☐ Disturbance	☐ Overbearing effect	☐ Vibration
☐ Emissions	☐ Hours of Working	☐ Vehicular Activity

☐ The proposed development would be significantly out of keeping with the character / appearance of the area

☐ The proposed development would result in the over-development of the site due to factors including scale and mass

☐ Be of unsatisfactory design or external appearance

☐ Result in 'tandem development'

☐ On-site parking facilities should be provided:- Dwellings with more than 4 bedrooms – 3 spaces, 3 or less bedrooms – 2 spaces

☐ Planning obligations (new housing) when granting planning consent the Borough Council should secure a Planning Obligation from the applicants for :-

✓ Highway Improvements	✓ Public Transport	☐ Off-site Landscaping
✓ Community Facilities required to support the development	✓ On/Off Site Children's Playspace/ Recreational Open Space	✓ Affordable Housing in Perpetuity
		✓ Crime & Disorder Initiatives

CRIME & DISORDER

✓ The following crime prevention measures should be incorporated

✓ Adequate street lighting provided before the properties are occupied

✓ Adequate boundary fences provided

✓ A comprehensive landscaping scheme to incorporate plant protection (thorny shrubs)

☐ Other:- _____

EQUALITY & ACCESS

☐ No implications

✓ Comments:- The width of the access road to the site from Britannia Road is too narrow to serve the proposed development

TREES / HEDGEROWS

☐ No implications

✓ Comments:- Existing trees on the site should be preserved

SITE VISIT / NEIGHBOURS

✓ Hinckley & Bosworth Borough Council's Planning Committee are request to undertake a site visit

✓ A wider consultation of owners & occupiers of properties in the surrounding area should be carried out in connection with the proposals

BURBAGE DESIGN STATEMENT

✓ The Burbage Design Statement adopted in 2006 sets out the principles, design features and quality standards that should be adopted by Those wishing to build, modify or extend property in the village. This application is contrary to the document

Reference: Page 5 Col 2. GN8 8.1.

TELECOMMUNICATIONS

☐ The siting of the mast would have a significant adverse impact on the street scene

☐ The siting of the mast would be detrimental to the visual amenities enjoyed by the occupiers of nearby properties. The mast would be seen as a prominent and intrusive feature, which would fail to integrate with its surroundings

☐ The applicant has not demonstrated to the Parish Council's satisfaction that mast sharing has been fully investigated.

☐ The Applicant should demonstrate that a more suitable alternative site has been investigated.

☐ The Parish Council recommends that the Applicant investigate a more suitable alternative site away from residential properties

THE CONSERVATION AREA

☐ The use of the following design features are inappropriate in the conservation area

- ☐ Concrete roof tiles
- ☐ Dormer windows
- ☐ UPVC window
- ☐ Bay windows (other than adjacent to the war memorial)
- ☐ Window shutters
- ☐ Rough or patterned render
- ☐ Concrete kerbstones
- ☐ Poorly proportioned walls and pillars
- ☐ Other:-

Additional Comments

Burbage Parish Council strongly objects to this application. The site is situated outside the village settlement boundary and is therefore contrary to the Burbage Village Design Statement and Borough Council planning policy. The emerging LDF Site Allocations document does not indicate this site as acceptable for development. The width of the proposed access road is inadequate and poorly positioned. The traffic movements which would arise from the proposed development would have an adverse impact on Britannia Road and associated feeder roads. The traffic survey submitted has not been carried out at the busiest section of Britannia Road and is incorrect (showing only motorcycle data). Evidence that the sewer system is capable of accommodating this development has not been submitted with this application. The proposal to construct a public balancing lagoon is unacceptable.