
From: public.access@hinckley-bosworth.gov.uk
Sent: 30 April 2024 18:00
To: Planning Application Comments
Subject: Consultee Comments for Planning Application 24/00322/FUL

Consultee comments

Dear Sir/Madam,

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 30/04/2024 6:00 PM from Mr Jason Stephenson (sheepparish@gmail.com) on behalf of Sheepy Parish Council.

Application Summary

Reference:	24/00322/FUL
Address:	The White House Bosworth Road Wellsborough Nuneaton Leicestershire CV13 6PB
Proposal:	Erection of single storey self-build/custom-build dwelling (Resubmission 23/00923/FUL).
Case Officer:	Sullevan Archer

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Comments Details

24/00322/FUL – 10 April 2024
The White House Bosworth Road Wellsborough
Erection of single storey self-build/custom-build dwelling (Resubmission 23/00923/FUL).

OBJECT

Please note, this response is based on documents available on HBBC Planning Portal as at 23rd April 2024. Sheepy Parish Council kindly request that it is notified and consulted on any later changes to this application so as to ensure full compliance with the Sheepy Parish Neighbourhood Plan made May 2022.

Comments:

Having reviewed the above application 24/00322/FUL - (The White House Bosworth Road Wellsborough - Erection of single storey self-build/custom-build dwelling (Resubmission 23/00923/FUL).) Sheepy Parish Council is not supportive of this application (OBJECTS) as it is not compliant with the legally binding Sheepy Parish Neighbourhood Plan 'made' May 2022 notably policies S1(Countryside), S8(Design) and S10 (Housing Development). It must be noted that all policies in the plan should be considered collectively when determining any planning application.

The application site lies in The Countryside (i.e. land outside Settlement Boundaries as defined on the Neighbourhood Plan Policies Map) where only a

limited range of development may be considered sustainable. This includes dwellings in accordance with Neighbourhood Plan Policy S10 (the description of the development as Self-build has no bearing on this). Policy S10 goes on to state:

Outside the Sheepy Magna and Sibson Settlement Boundaries, permission for housing development will be limited to:

- A. Land allocated for residential development at Hornsey Rise Memorial Home in accordance with Policy S13;
- B. Rural worker accommodation in accordance with Site Allocations and Development Management Policies DPD Policy DM5;
- C. Replacement dwellings in accordance with Site Allocations and Development Management Policies DPD Policy DM14;
- D. The re-use and/or adaptation of redundant rural buildings in accordance with Site Allocations and Development Management Policies DPD Policy DM15;
- E. Other circumstances as set out in NPPF paragraph 80; and
- F. Exception site affordable housing in accordance with Policy S12.

The proposed development doesn't meet criteria A-D and F. As far as criterion E is concerned, the application is also not compliant with NPPF paragraph 80 E: (Design of exceptional quality - the only relevant criterion). In relation to this, whilst it is true that the merits of exceptional design are open to subjective interpretation, Sheepy Parish Council considers that this proposal is not 'truly outstanding' nor would it 'significantly enhance its immediate setting and be sensitive to the defining characteristics of the local area'. Indeed, the development fails to respond to its surroundings, providing an unsuitable design that is insensitive to local setting.

Sheepy Parish Council emphasises that this planning application is assessed against the policies in the Sheepy Parish Neighbourhood Plan made May 2022 and references made by the applicant to the Market Bosworth Neighbourhood Plan are irrelevant.

It would appear that the proposed dwelling is adjacent to the intersection of public rights of way, and Sheepy Parish Council believes open countryside views from these public rights of way will be impacted.

Furthermore, information on the application form (HBBC Documents 3 April 2024), under the section 'Existing Use' may be irrelevant, as we believe that 'Sinclair-Lockhart's Trustees v Central Land Board (1950)' is a case from Scottish Jurisdiction based on the Town and Country Planning (Scotland) Act, 1947.

With regards to access onto Bosworth Road, Sheepy Parish Council would also like to draw attention to 20/01095/FUL - 8 December 2020 (The White House, Bosworth Road, Wellsborough- Replacement vehicular access), for which HBBC included the Addendum –

1. Point 6.1 of the Delegated Report states that 'Sheepy Parish Council was consulted and did not provide comment'. Comments were submitted from Sheepy Parish Council on 28 December 2020, however due to a clerical error were not received by the Officer until after the publication of the Delegated Report on 6th January 2021.

2. Concerns were raised by Sheepy Parish Council in regard to historic road traffic incidents within the vicinity of the application site, raising concern for highway safety.

(Sheepy Parish Council's response, 28 December 2020, refers to six fatalities within the vicinity of the application site).

In summary Sheepy Parish Council considers the proposed development not to be compliant with the relevant national and local policy as:

- ♣ Planning decisions should avoid the development of isolated homes in the

countryside;

♣ The development is not genuinely outstanding, nor does it reflect the highest standards in architecture. The immediate surroundings would not be significantly enhanced.

Taking national and local planning policies into account, and regarding all relevant material considerations, planning permission should be refused. END

Kind regards