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**From:** Emma Baumber2  
**Sent:** 18 October 2024 16:05  
**To:** Emma Baumber2  
**Subject:** FW: 24/00846/OUT- 106 Station Road, Earl Shilton  
**Attachments:** Proposed Site Plan Rev A.pdf

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**From:** Peter Browne <>  
**Sent:** 15 October 2024 15:35  
**To:** Emma Baumber2 <>  
**Subject:** Re: 24/00846/OUT- 106 Station Road, Earl Shilton

Hi Emma

Many thanks for your email.

In response to your points -

LCC Highways - agree to conditions being applied.

HBBC Waste - agree to conditions being applied, and additional alteration to site layout indicating additional refuse location point for all householders to place their refuse bins ready for collection.

HBBC drainage - agree to conditions being applied.

HBBC Environment - agree to conditions being applied.

LCC Ecology - regarding the list of design details and surveys as requested by Dean LeFeuvre. Although we feel that they are important to be carried out, we would prefer that they can be carried out as reserved matters or as a condition. The mitigation and enhancement measures that may be highlighted following surveys by an ecologist can certainly be implemented as part of a final design, once the extents of the surveys have been established.

Regarding Earl Shilton's parish council's objection, I have included the note for potential bedroom types for each unit on the revised site layout drawing. The internal floor area meets the Nationally described space standard guidance for minimum internal floor areas for 1 and 2 bed properties.

The summary of resident's queries, I assume you're referring to the Earl Shilton Parish council attachment and the questions relating to the 'overdevelopment', 'waste bin storage' and house types.

Re over development - each plot has been set out following minimum guidance for floor areas and amenity space, as well as parking provision and access into the site with minimum road widths and distances to park; it should also be noted that the highways department haven't as yet indicated any reason to object to the scheme re access. In the Earl Shilton area, there is a great need for housing of this type.

Re waste bin storage, I have amended the site layout to illustrate waste collection point that will be answer the problem of waste collection; each householder would be able to move their waste bins that are stored within their own rear garden area to the collection point ready for collection.

Re house types - as already stated above I have illustrated the possible house types that could be developed, it would be established during the reserved matters the exact internal configuration of the best possible layout.

As far as the ownership query is concerned, I have double checked with the owners and confirm that all members of the company were notified at the time. As well as that the sublet car wash business who don't own any of the property or business have also been notified. The lease for their business expires next year and is unlikely to be renewed.

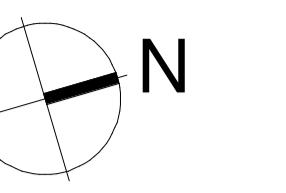
I hope that answers your questions suitably, if you require any further information then please don't hesitate to contact me.

Kind regards

**Peter J Browne**  
BA (Hons), MArch, MA Arch Des.



1 Proposed Site Plan.  
1 : 200



0m 4m 8m 12m 16m 20m  
VISUAL SCALE 1:200 @ A1

- 21m Planning Constraint distances
- 14m Planning Constraint distances
- 8m Planning Constraint distances

### Area Schedule

Plot 106 Site Area -	1,343m <sup>2</sup>
Plot 104 Site Area -	171m <sup>2</sup>
<b>Total</b>	<b>1,566m<sup>2</sup></b>
Plot 1, 1/2bed Building Areas	
GF	35m <sup>2</sup>
FF	35m <sup>2</sup>
<b>Total</b>	<b>70m<sup>2</sup></b>
Garden Area	
Front	32m <sup>2</sup>
Rear	49m <sup>2</sup>
<b>Total</b>	<b>81m<sup>2</sup></b>
Plots 2 & 3, 1/2bed Building Areas	
GF	35m <sup>2</sup>
FF	35m <sup>2</sup>
<b>Total</b>	<b>70m<sup>2</sup></b>
Garden Area	
Front	30m <sup>2</sup>
Rear	55m <sup>2</sup>
<b>Total</b>	<b>85m<sup>2</sup></b>
Plot 4, 1/2bed Building Areas	
GF	35m <sup>2</sup>
FF	35m <sup>2</sup>
<b>Total</b>	<b>70m<sup>2</sup></b>
Garden Area	
Front	32m <sup>2</sup>
Rear	52m <sup>2</sup>
<b>Total</b>	<b>84m<sup>2</sup></b>
Plot 5, 1/2bed Building Areas	
GF	61m <sup>2</sup>
<b>Total</b>	<b>61m<sup>2</sup></b>
Garden Area	
Front & Rear	144m <sup>2</sup>
<b>Total</b>	<b>144m<sup>2</sup></b>
Shared Surface/Parking 10no. Bays	512m <sup>2</sup>
Green Amenity spaces	177m <sup>2</sup>

C Reduced car parking bays, added rear garden access path and added refuse collection point adjacent to vehicular entrance. Additional note re house type.  
B Planning Submission  
A Terraces converted to semi detached.

Rev Revision Description Date Author/Reviewer

### PLANNING

Project 104/6 Station Road, Earl Shilton, LE9 7GB

Client S & Y Motors

Drawing Title PROPOSED SITE PLAN

Scale 1:200 Date 11/07/24  
As indicated A1 PJB PJB

Project Originator Zone Level Type Rate Number Rev  
0001 PBD XX 01 DR A 1021 C

NOTES:  
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Contractors must verify all dimensions on site before commencing any work or shop drawings. This drawing is not to be scaled. Use figured dimensions only.  
Building areas are liable to adjustment over the course of the design process.  
Please note the information contained within this drawing is solely for the design of the proposed development and is not to be used for any other purpose.  
The CDM hazard management procedures for the Peter Browne Design aspects of the proposed development are contained within the 'Peter Browne Design - Analysis and Design Risk Assessment' and/or drawings. The full project design team complement set out hazard management procedures are available from Project Designer appointed to the project.