

Supplementary Agenda

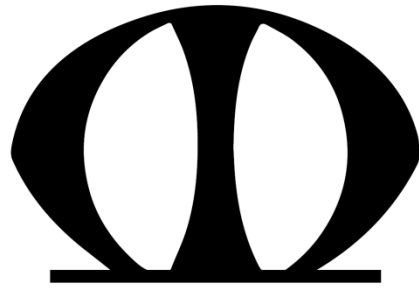


Meeting name	Meeting of the Planning Committee
Date	Thursday, 9 April 2020
Start time	6.00 pm
Venue	This meeting will held by remote access - details below
Other information	This meeting is open to the public

Meeting enquiries	Democratic Services Team
Email	democracy@melton.gov.uk

No.	Item	Page No.
1.	PLANNING COMMITTEE PRESENTATIONS	1 - 26

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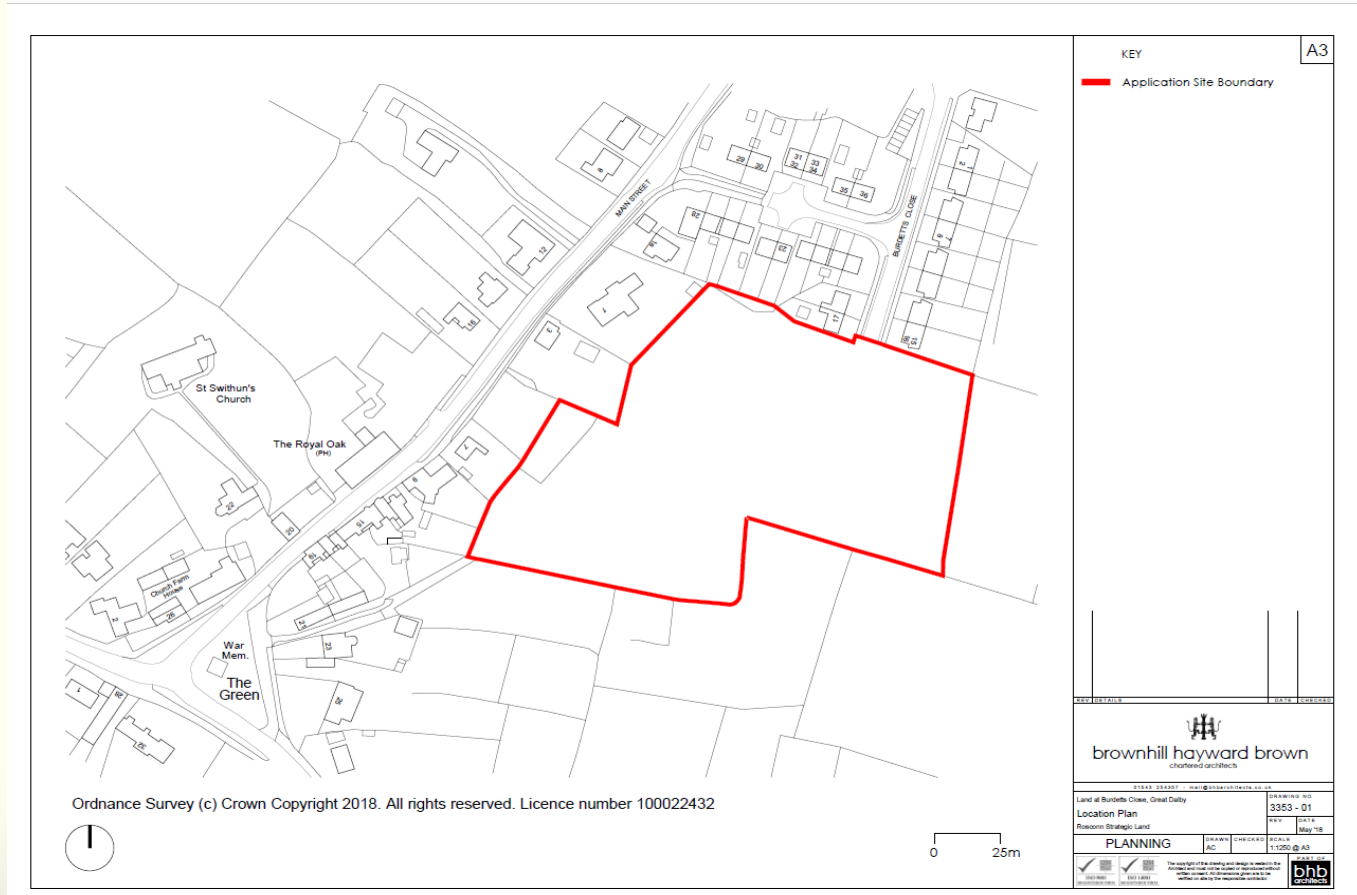
Planning Committee

Thursday, 9 April 2020

19/01376/OUT – OS 4240 Burdetts Close, Great Dalby

Site Location Plan

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19/01376/OUT – OS 4240 Burdetts Close, Great Dalby

Concept Layout Plan

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Site Master Plan

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Housing Mix Plan

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Separation Distances Plan

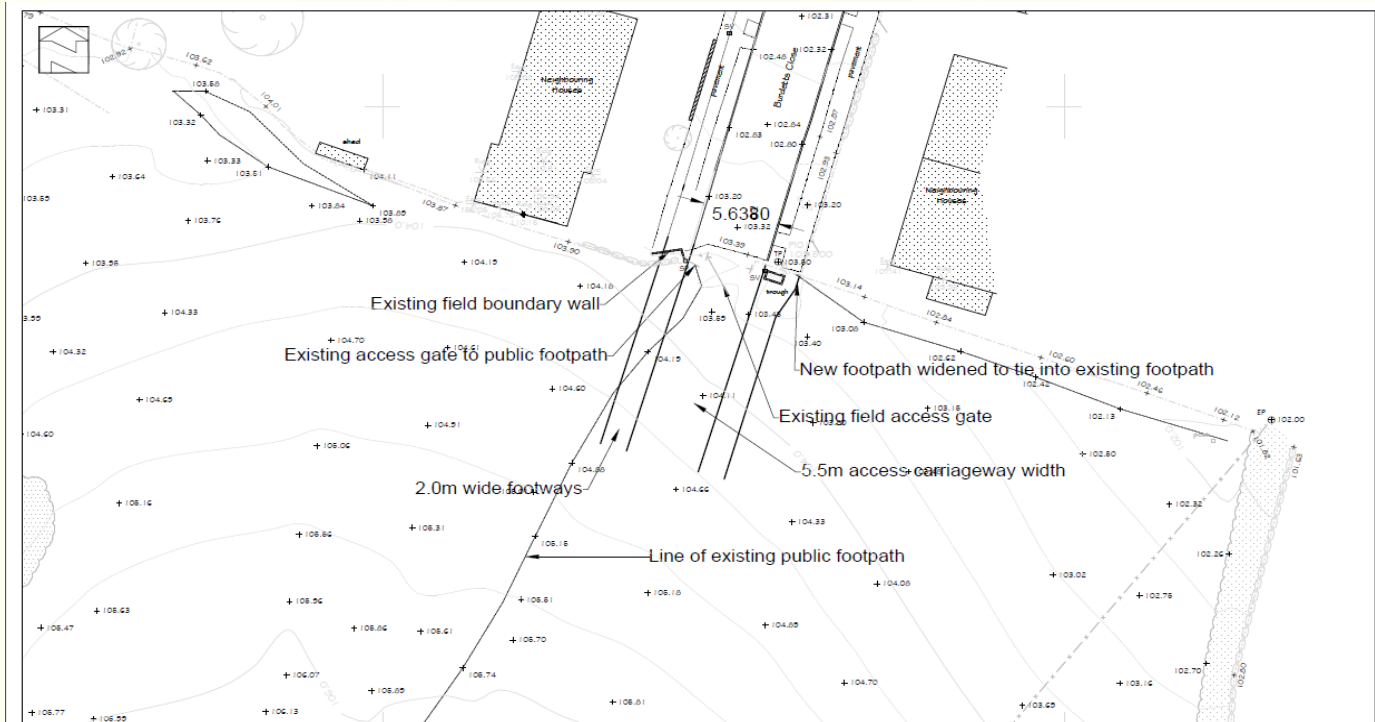
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19/01376/OUT – OS 4240 Burdetts Close, Great Dalby

Access Plan

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P2 Footpath along the eastern edge of the site access widened to tie into existing footpath along Burdetts Close, without removing telegraph pole	Project: Proposed residential development, Great Dalby	Client: Rosconn Strategic Land, Keith Poyser and Peter Boylan	
	Title: Access design	Date: 25/04/2018	
Rev Description Date	27/7/18	Scale: 1:500	Date: 25/04/2018
		Drawn: ADC1793-DR-001	Rev: P2

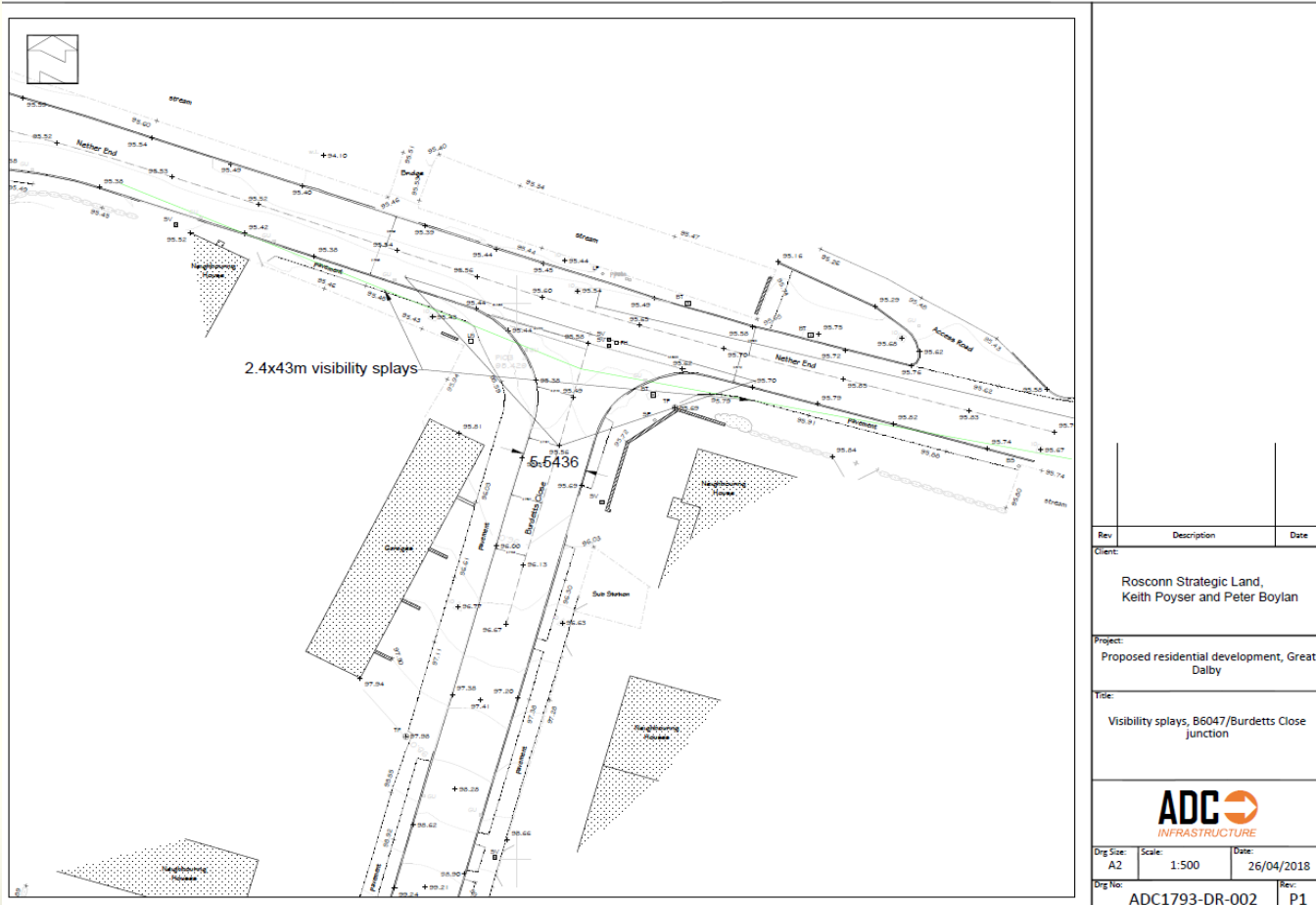


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19/01376/OUT – OS 4240 Burdetts Close, Great Dalby

Visibility Splay Plan

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Site Location and Block Plan

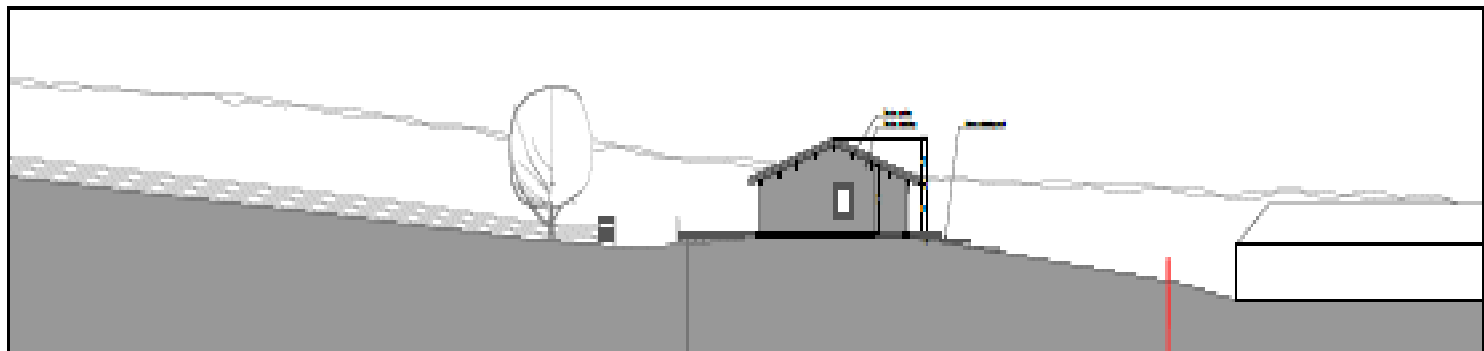


Site Section Plan

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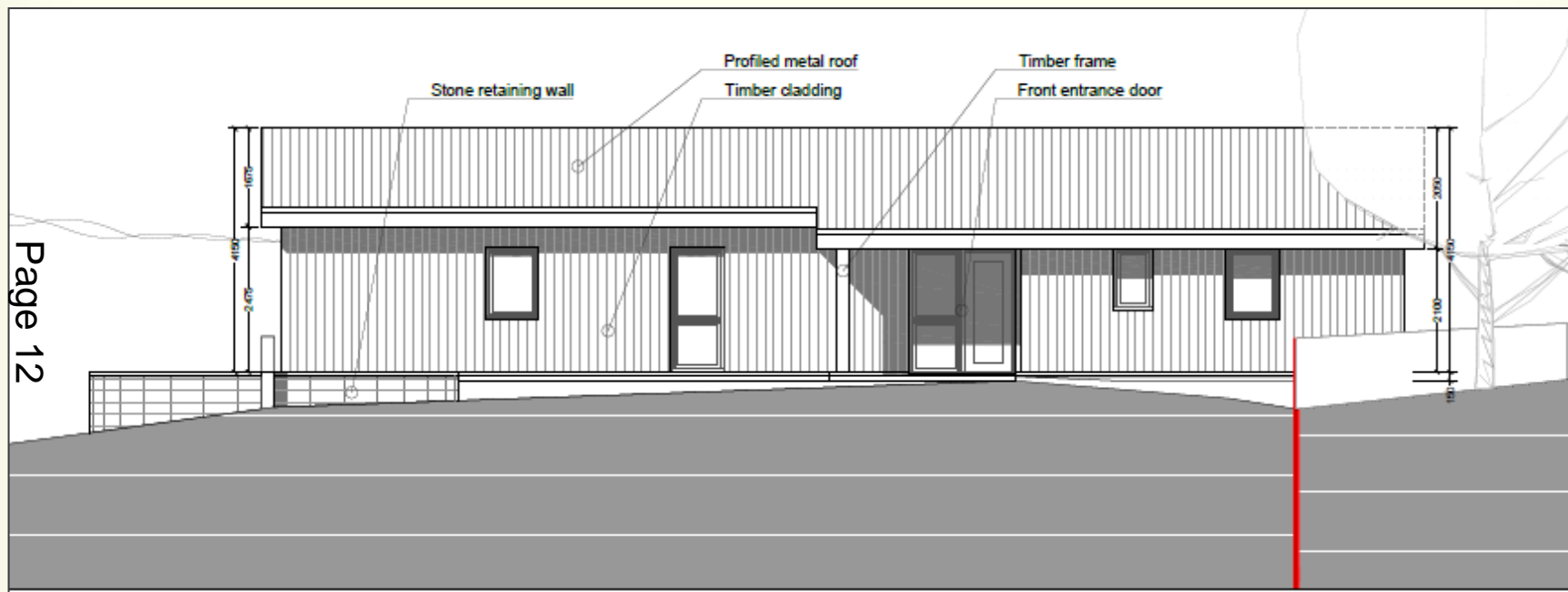
1:200 East Elevation / Site Section A



1:200 West Elevation / Site Section B

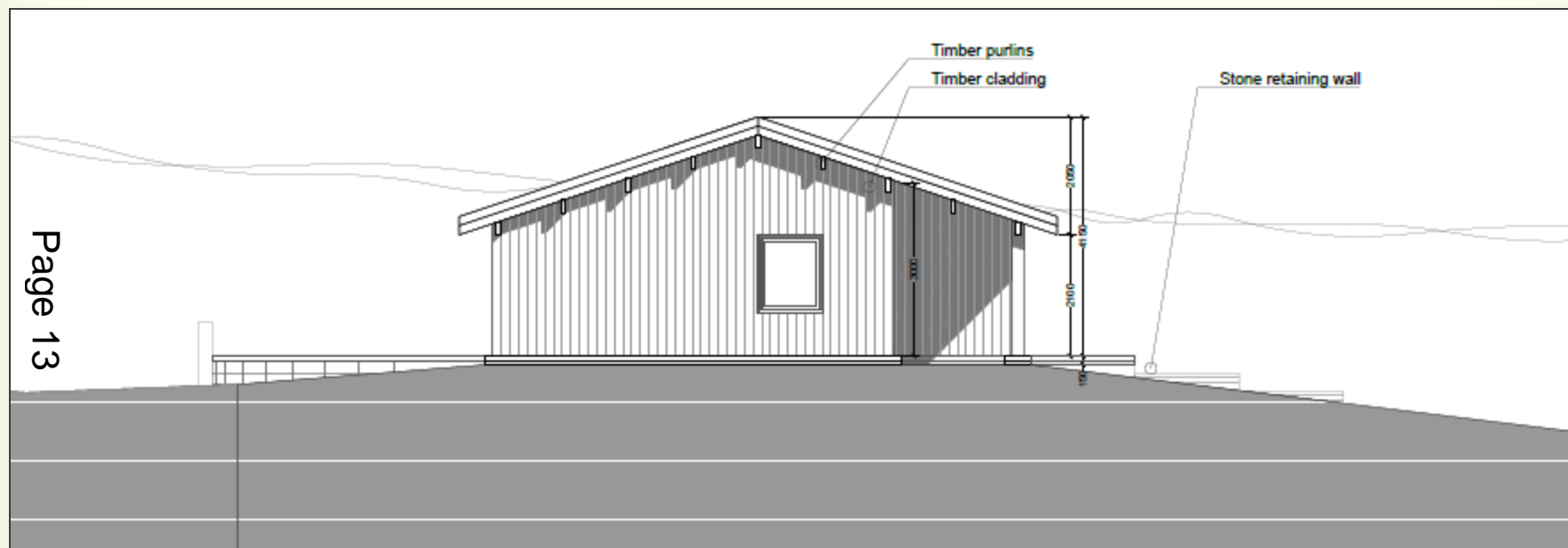


North Elevation Plan



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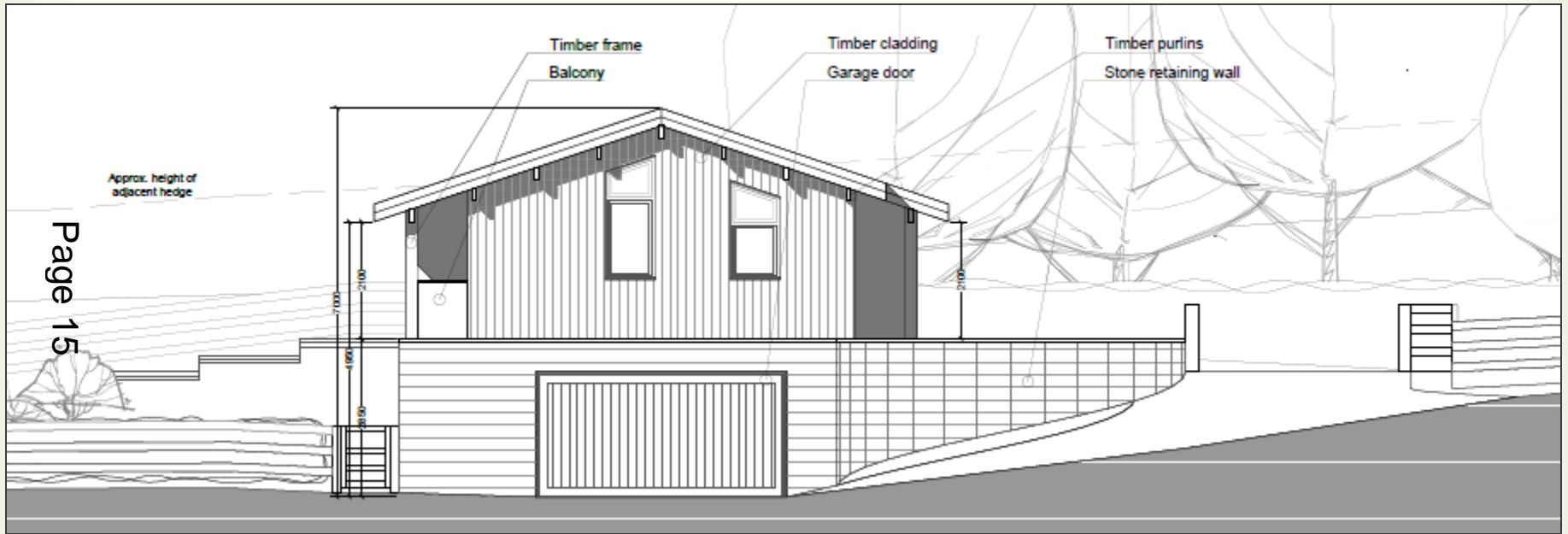
West Elevation Plan



South Elevation Plan



East Elevation Plan



19/00707/FUL – Land at Butt Close Adj Hay Barn, Riverside Road, Melton

Example of a previously developed scheme

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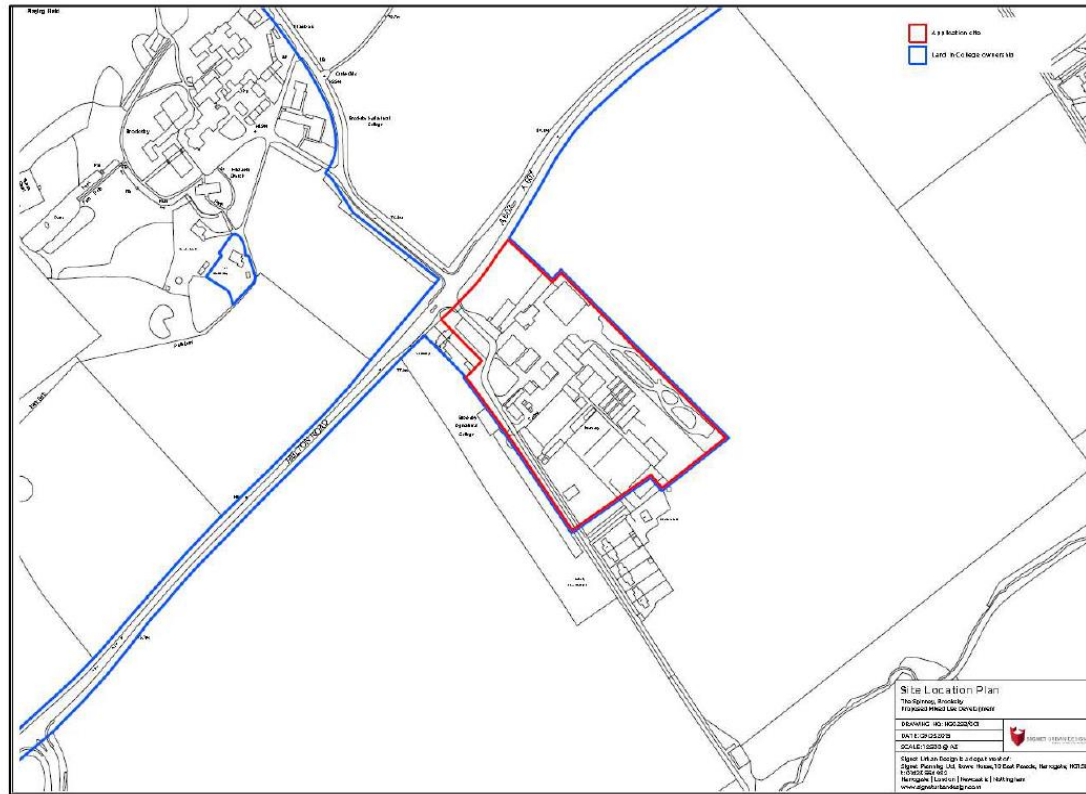
19/00707/FUL – Land at Butt Close Adj Hay Barn, Riverside Road, Melton

Example of a previously developed scheme



19/01371/VAC – Spinney Campus, Brooksby Melton College, Melton Road, Brooksby Site Location Plan

The Spinney – Red Line Plan



19/01371/VAC – Spinney Campus, Brooksby Melton College, Melton Road, Brooksby Indicative Site Layout Plan





Planning Committee Presentation

Dawn Whitemore
Principal & Chief Executive



Members of the Committee.

Good evening, *my name is* Dawn Whitemore and I am the CEO & Principal of the newly formed SMB Group, which incorporates, Melton, Brooksby and Stephenson College, YOUR LOCAL COLLEGE. Firstly, I would like to say thank you for your support in enabling this application process to continue in these unprecedented times, I do hope you are all keeping well and safe. The background to the proposal is clearly set out in the Committee Report that is before you.

I have been in post for just over 20 months and following a strategic review of the organisation it is clear that the college was no longer delivering against its key goals. This, together with the recent merger with Stephensons College, are the two major drivers in developing an exciting new strategy that aligns with local educational needs.

We are a community college, passionate about making life opportunities a reality for your communities.



DELIVERING A COLLEGE WE CAN ALL BE PROUD OFF

To deliver our shared ambitions, the College must, as an initial phase, invest in a new **high technology farm with sustainability credentials**, plus invest in much needed **improvements to access** arrangements. This will enable the college to attract and train both **current and future agricultural sector professionals**, including farmers, emphasis on delivering a Field to Fork ethos, accelerating the changes needed post leaving the EU. Unfortunately, we do not have capital to fund this and have to maximise the value of our surplus assets, COVID -19 will further reduce our ability to do capital investment projects.

In addition to the Brooksby Campus investment, the College **will continue to undertake investment at our Melton Campus** to ensure our learners have the best facilities to enable them to succeed.

The College is a not for profit organisation, it is **YOUR COLLEGE** and **we will invest sensibly all the capital receipt from the sale of The Spinney into our campuses within the District**, with the sole purpose to improve the teaching and learning proposition safeguarding the facilities for the future communities that we all serve. **WE ARE NOT OUT TO SECURE A PROFIT.**

The College will also continue to **pursue external investment in the King Street site**. Much progress has already been made with a number of companies interested, so we hope to be in a position to make further announcements shortly.

The College has striven hard to sell The Spinney site and to secure a capital receipt for reinvestment in the core educational services we provide, this investment has already been substantial by the college. Following an extensive marketing exercise it was clear that under the terms of the current planning permission no builder is prepared to pay a sum that would leave the college with a meaningful level of capital receipt, (we are publically funded, these assets are here to serve the educational proposition, we have a duty to secure the best receipt possible in order to stand up to public scrutiny.) Furthermore, feedback from potential purchasers made it very clear that the link to the King Street site, which would be outside their control, was unviable and made the venture unviable from their perspective.

As a consequence we have had no choice but to sought an alternative Section 106 package that balanced our original commitments and the reality of the current situation.

Since the last committee meeting we have had productive meetings with officers and Councillors and have agreed to include the delivery of **6 SHARED OWNERSHIP HOMES**, (affordable) in the revised scheme. We sincerely hope that the Committee is now able to support the proposal and by doing that support the college to deliver on its ambitions, safeguarding its future.

If the Committee is minded to accept the officer recommendation before you, then we would urge the Council to complete the Section 106 Deed of Variation very quickly to ensure that a capital receipt can be secured before the outline consent expires. If it is delayed then all of our joint efforts will be for nothing.



Thank you for your time

We do need your support so that together we can develop a college proposition that contributes to the economic, health and well being of the communities and businesses we all serve.

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