

20/01157/OUT Residential Development of 2no 1.5 storey dwellings at 19B High Street Waltham on the Wolds

Applicant: Mr R Pilkington

Corporate Priority:	Delivering sustainable and inclusive growth in Melton
Relevant Ward Member(s):	Cllr E Holmes (Waltham on the Wolds)
Date of consultation with Ward Member(s):	28 October 2020
Exempt Information:	No

1 Summary

- 1.1 Members will recall the application was considered by the Committee on 16 September 2021 but the matter was deferred to allow for:
- after the meeting with Severn Trent Water regarding water supply and sewer connections;
 - that the road width be re-measured and assessed for emergency services access and whether the design could accommodate a turning area.
- 1.2 The meeting with Severn Trent took place on 15 October 2021 and, within a wide ranging agenda, the following information of relevance to this application was supplied
- water is transferred by tanker to maintain supplies for the residents fed from the reservoir when doing improvement work and times of peak demand.
 - Severn Trent confirmed that the reservoir team have inspected the relevant reservoir and confirm there are no leaks. The Burghley Tower has been checked & there is a hairline fracture.
 - Every housing application is looked at and modelling software employed to establish how the network performs now, and how it will perform after development, and they are compared to ensure no difference is seen in pressure.
 - If there is no capacity extra pipes are built in & check with other departments for other capital projects so plans work together. Sometimes there is limited capacity in the

network for some but not all of the increased demand and Severn Trent will revisit the investment process when demand reaches the capacity it can comfortably supply.

- A similar modelling exercise is carried out regarding the capacity of the sewerage system,

- 1.3 The applicant has also made enquiries of Severn Trent and has received confirmation (copies supplied) that 'we have enough capacity in the network for the currently proposed new developments in your area'.
- 1.4 The 'pinchpoint' in the access has been measured as 3.62m. The applicants have contacted the LFRS and undertaken a demonstration with an engine to show capability of access (photographs to be distributed to Members).
- 1.5 Part B5 of the Building Regulations addresses access widths. Table 13.1 of Part B5 of the Building Regulations distinguishes between kerbed drives and access points with gateways. The private drive in this case is not kerbed and therefore, we consider that the 3.1m minimum width between gateways is the relevant measurement. The actual minimum width is 3.61m.
- 1.6 Finally, the applicant has provided illustrative plan showing how the site could accommodate a turning head of the appropriate dimensions:



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RECOMMENDATION(S)

It is recommended that the application is approved, subject the conditions as set out in the original report (Appendix A)

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3 Reason for Recommendations

- 3.1 In the opinion of the Local Planning Authority the proposed development, by reason of siting and design, would result in a development that would appear complimentary to the existing built form and would be sympathetic to the character of the area, thus having no detrimental impact on the visual amenity of the site.
- 3.2 The proposed development would not appear alien in form and respects the wider character of the area and would not be considered to have a detrimental impact on its users or the occupiers of neighbouring units.

- 3.3 The proposed development would therefore accord to Policies D1, SS1, EN6 and EN13 of the Melton Local Plan, Policy S1, H1, H4, H6 and H8 of the Waltham on the Wolds and Thorpe Arnold Neighbourhood Plan and the overall aims of the National Planning Policy Framework 202

4 Key Factors

4.1 Reason for Committee Determination

- 4.1.1 The application is returned for consideration by the Committee pursuant to the resolution made at the meeting of 16th September 2021.

4.2 Relevant Policies

- 4.2.1 The Melton Local Plan 2011-2036 was adopted on 10th October 2018 and is the Development Plan for the area. Policies SS1, D1, EN6 and EN13 apply.
- 4.2.2 No inconsistency with the NPPF has been identified that would render Local Plan Policies 'Out of Date'.
- 4.2.3 The Waltham on the Wolds and Thorpe Arnold Neighbourhood Plan was made in 2018 and carries full weight. Policies S1, H1, H4, H6 and H8 apply.
- 4.2.4 Please see Appendix A (Appendix D) for a list of all applicable policies.

4.3 Main Issues

- 4.3.1 The main issues are addressed in the original report prepared for the meeting on 16 September, Appendix A. This report addresses only those additional points raised at that meeting.

5 Report Detail

5.1 Drainage

- 5.1.1 Severn Trent have explained the process they go through to ensure that new development can be accommodated within the supply and sewerage network, and to ensure existing services are not detrimentally affected as a result.
- 5.1.2 It is considered there is no evidence to suggest the proposed dwelling could not be adequately supplied, or that supply to them would have an adverse effect on other properties.

5.2 Access

- 5.2.1 The access is measured as 3.62 at its narrowest point which is sufficient to enable access by a fire engine. The applicant has supplied illustrative drawings to demonstrate how a sufficient turning head could be provided within the site to allow for turning space for fire vehicles.

6 Consultation & Feedback

- 6.1 No further consultation has been undertaken.

7 Financial Implications

- 7.1 There are no financial implications arising from this report.

Financial Implications reviewed by: N/A

8 Legal and Governance Implications

- 8.1 The application is returned to the Committee pursuant to the resolution made to the meeting of 16 September 2021.

Legal Implications reviewed by: Tom Pickwell (Solicitor)

9 Background Papers

- 9.1 None

10 Appendices

- 10.1 A: Report (and appendices) for the meeting of 16.09.2021

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