



**Melton
Borough
Council**

Planning Committee

31st October 2019

Report of: Assistant Director of Strategic
Planning and Reg. Services

18/01517/FUL Land off Hoby Rd, Asfordby

Approval of reserved matters related to access, appearance, layout and scale attached to outline approval 16/00570/OUT for the erection of 70 dwellings and provision of swales/drainage infrastructure/public open space

Applicant: Jelson Ltd

1. Summary:

**L DEVELOPMENT
BY**



UPDATE REPORT

Members will recall that this matter was originally considered on the 29th August, During discussion the following points were noted:

- i. Members were concerned about the lack of detail on design provided in the street scenes.
- ii. Members noted the absence of green spaces and play areas.
- iii. Members expressed concern that there had been no representations from the Parish Council.

Following these discussion by Members, the application was deferred for the following reasons;

1. That application 18/01517/REM would be deferred pending submission of revised, more detailed design.
2. To defer the request for a variation to the S106 agreement in order to revise the Affordable Housing Mix adjusting the provision from 28 units to 10 on site (the residual provided for at Burton Rd, Melton Mowbray) to allow for clarification of the background.

The original Committee report from 29th August is attached as Appendix A

Following this deferral, Members should note the following actions have been undertaken;

Design Workshop held on 10th October at the Asfordby Parish Council offices

Members should be aware that a workshop was facilitated between Jelsons, Asfordby Parish Council, Ward Councillors and Planning officers. The meeting was also attended by the Chair of the Planning Committee to listen to the discussion.

Design and Layout

Jelsons circulated revised plans at the workshop which included street scenes of the proposed scheme. There was a general agreement that the plans were an improvement. A request was made by the Parish Council for the developers to consider providing a small play area for under 5s within the current site and also that small seating area also be provided.

The developers have subsequently revised their plans and included provision of a play area. Details of this would need to be controlled by the following additional condition;

Prior to the commencement of the development hereby permitted details of the design, siting, appearance and landscaping of the play equipment and seating area identified with drawing no ASF_PL2_PL_001 Rev g shall be submitted in writing to the Local Planning Authority for approval. The development shall thereafter be implemented in accordance with the approved details.

Reason: To secure the satisfactory development of the site and comply with Policy D1 Adopted Melton Local Plan (MLP) 2011-2036 and comply with the aims and

objectives of the NPPF.

The revised details and additional play area are considered satisfactory and an improvement and demonstrate the provision of adequate green space and play provision within the site and address your concern.

Affordable Housing

A discussion took place on this issue, Jelsons wish Committee to be aware that the current offer meets with the agreement reached with your Officers. However the developers are willing to enter into dialogue and listen to alternative proposals concerning the specific mix.

The following other issues were raised at the meeting which are purely for information;

Flooded rear garden

Jelsons have been made aware that rear garden of a local resident in close proximity to phase 1 of the development which is currently under construction is experiencing some local ponding to the bottom of his garden . Jelsons are currently liaising with the resident on this matter and the current position is that the initial appraisal suggests that water may be prevented from reaching the land drain, the solution Jelsons are looking is by installing additional channels to enable the water to reach the drain.

Improved Educational facilities

Separate discussions are taking place between the Parish Council and the Education Authority to see if part of the contributions secured at outline stage can be spent on other facilities.

Contributions towards open space/play maintenance

Separate discussions are taking place between the Parish Council and Jelsons on whether the Parish would like to take responsibility for maintaining communal areas.

RECOMMENDATION

It is recommended the application is APPROVED, with the revised planning drawings **subject to:**

- **Additional condition relating to the provision of play area (see above);**
- **That delegated Authority be provided to the Assistant Director, in consultation with Chair and Vice Chair and following discussions with the Parish Council, and Ward members, to complete a variation of the S106 agreement making for a revised Affordable Housing mix.**