

Item 7: Old Dalby Business Park – Mr.J.T. Orson CC

I know the site well and have read the report to the DCRB.

I fully support the case officers recommendations to REFUSE permission for reasons set out in Appendix A on page 19 of the report.

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DEVELOPMENT CONTROL AND REGULATORY BOARD

9th SEPTEMBER 2021

REPORT OF THE CHIEF EXECUTIVE

COUNTY COUNCIL APPLICATION

ADDENDUM

APP.NO. & DATE: 2020/0600/04 (2021/Reg3Mi/0055/LCC) 14th April 2021

PROPOSAL: Change of use from a dwellinghouse (C3) to a children's home for over 16-year-olds (C2).

LOCATION: 72 Southfield Road, Hinckley, LE10 1UB

APPLICANT: Children & Family Services, Leicestershire County Council

1. Following publication of the Officer's report, one representation has been received relating to the red line plan present on page 23 of the report pack.
2. The representor states that the boundary for No. 72 is aligned with the South West face of the garage at No 72, and not the adjacent property's wall (No. 74).
3. As per national Planning Practice Guidance the red line in this plan delineates all land that would be required to undertake the development. This plan does not indicate the extent of ownership of No. 72.
4. For this reason, the plan as published in the Officer's report is correct.

Officer to Contact

David Wallis (Tel. 0116 305 3835).
Email: planningcontrol@leics.gov.uk

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Item 8: Southfield Road Hinckley – Mr. S. Bray CC

Members,

Thank you for allowing me to send comments to the meeting.

I am disappointed that members were not able to visit the site as I think you would have benefitted from seeing the shared access arrangements, on-street parking issues which leaves me and residents with concerns about the proposal.

Members will be aware that I have raised concerns about on-street parking in the town centre previously at Council meetings and this proposal would add to the problem. There is an element of pavement parking in this area already which does cause problems for residents – though is tolerated due to insufficient off-road parking in the area. This proposal would exacerbate this problem. By our officers own admission this would normally cause concern for such application and to assume that there will be no other visitors at the site during changeover periods is naïve at best.

Turning to the use itself, a number of residents have raised concerns with me and indeed direct with planning officers about the proposed use and the fears they have about noise, ASB and disturbance etc. which they understandably have for their quality of life. It would be very easy to dismiss these concerns as the “usual nimbys” but people in this part of my division have very real experience of a home in nearby Priesthills Road which has been the subject of numerous complaints to HBBC, LCC, The Police and OFSTED which has resulted in damage to property, ASB, shouting matches in the middle of the night etc. I have myself been out on a patch walk with the police to hear about these incidents. Residents have real concerns that this will happen on this site as well.

I am grateful to CYPS officers for their efforts to reassure me that this will be operated differently, and the needs of the people proposed to live here are different to the Priesthills Road home. Should this application be approved, and I hope it isn't due to the concerns I raised previously, then the community will need assurances from the officers that it will be managed in the manner they state and myself and residents will need a dedicated contact where we can go to raise issues should they arise.

Thank you for taking the time to consider these comments.

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