

HARBOROUGH DISTRICT COUNCIL
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE

held in

The Council Chamber, The Symington Building, Market Harborough

28th July 2015
commencing at 6.30p.m.

Present:
Councillor Holyoak (Chairman)

Councillors: Mrs Ackerley, Bilbie, Mrs Burrell, Galton, Hadkiss, Hall, Modha, Nunn, Rickman,
Mrs Robinson & Tomlin

Officers: D. Atkinson, C. Brown, A. Eastwood, L. Finch, K. Mistry, N. Parry, M. Patterson &
G. Keeping

APOLOGIES FOR ABSENCE & NOTIFICATION OF SUBSTITUTES

None received.

MINUTES OF THE MEETING OF 7th JULY 2015

RESOLVED: that the Minutes of the meeting of the Planning Committee held on
7th July be approved and signed by the Chairman as a true record.

DECLARATIONS OF MEMBERS' INTERESTS

Application 15/00837/FUL

It was noted that the applicant was related to a Member of Harborough District Council. This was considered to be a non-prejudicial interest and the Committee maintained an open mind in respect of the application.

Cllr Tomlin

Application 15/00471/FUL

Councillor Tomlin indicated that he worked in logistics and declared a non-pecuniary, non-prejudicial interest in the application; he maintained an open mind in respect of the application.

QUESTIONS AND WRITTEN PETITIONS SUBMITTED BY THE PUBLIC

Two petitions had been received:

- 15/00339/FUL Leire – 205 signatures objecting to the application; and
- 15/00676/FUL Hungarton – 256 signatures objecting to the application.

Both petitions had been taken into account in the Supplementary Information and copies were available at the meeting.

RESOLVED that receipt of the petitions be noted.

SITE INSPECTIONS

The following Members attended the site inspections arranged prior to the Meeting (Monday 27th July 2015): Cllrs Mrs Ackerley, Bilbie, Mrs Burrell, Galton, Holyoak, Modha, Nunn, Rickman and Mrs Robinson.

The site visits were concerned with applications: 14/01637/OUT Scraptoft, 15/00729/FUL Houghton on the Hill and 15/00676/OUT Hungarton.

APPLICATIONS FOR DETERMINATION

Applications for determination were considered and the Committee's attention was drawn to the additional information and representations made in respect of applications:

14/01637/OUT Scraptoft, 15/00339/FUL Leire, 15/00471/FUL Bitteswell with Bittesby, 15/00661/REM Lutterworth, 15/00676/FUL Hungarton, 15/00729/FUL Houghton on the Hill and 15/00837/FUL Leire.

i) 14/01637/OUT SCRAPTOFT

Outline application for up to 178 dwellings (including up to 40% affordable housing), landscaping, informal public open space, children's play area, surface water attenuation, a vehicular access point off Beeby Road and associated ancillary work. All matters reserved with the exception of the main site access; Land east of Beeby Road, Scraptoft, Leicestershire.

RESOLVED:

That the application be APPROVED, as set out in the report and supplementary information, for the following reasons and with the following amended and additional conditions and with the following additional note to the applicants:

Reasons:

The application site is in open countryside, though adjacent to the Limits to Development and relatively well contained by development to the south and dense vegetation to the east, with medium high landscape capacity to accommodate development, and relates relatively well to the built up area. The Council is unable to demonstrate an up-to-date five year supply of deliverable sites for housing, and therefore finds support from Policy CS2(a). This is a very important material consideration that weighs strongly in favour of the proposal. In the absence of a five year housing land supply, paragraph 14 of the Framework is engaged, and therefore permission granted unless the adverse impact of doing so would significantly and demonstrably outweigh the benefits. Whilst the application site is located outside of the existing defined limits to development, it is located within a reasonable walking distance from local services. Overall, it is considered that it would be unreasonable for the Council to refuse the application on the grounds that it conflicts with the spatial strategy of the SNP and that, in line with the Secretary of State's decision in relation to appeals at Broughton Astley and elsewhere, it would be unreasonable to accord very substantial negative weight to this conflict. It is considered that the proposal constitutes a sustainable form of development and that any identified or perceived adverse impacts do not significantly and demonstrably outweigh the benefits of the proposal when assessed against The Framework as a whole, and it is therefore recommended that permission be approved, without further delay, in accordance with paragraph 14 of The Framework.

Amended condition:

Condition 3 amended to read:

"The landscape details to be submitted in accordance with Condition 1 shall include details of all existing trees and hedgerows on the site, and shall confirm which are to be retained and which are to be removed. No hedgerows or trees shown to be retained shall be felled, pollarded or otherwise removed during or after the

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construction period. No development shall commence on site until the trees on the site have been enclosed by protective fencing, in accordance with British Standard 5837 (2010): Trees in Relation to Construction. Details of the fence type and position shall be submitted as part of the landscape details pursuant to condition 1. The thereafter approved fences shall be installed prior to the commencement of development and after it has been erected it shall be maintained for the duration of the works and no vehicle, plant, temporary building or materials, including raising and or, lowering of ground levels, shall be allowed within the protected areas(s)."

Additional Conditions:

Condition 17

A landscape management plan for any landscaping details proposed under condition 1, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas to also encompass the woodland and pond, (other than small, privately owned, domestic gardens), shall be submitted to and approved in writing by the Local Planning Authority as part of any forthcoming Reserved Matters application. Thereafter, the development shall be implemented in accordance with the approved details and retained in perpetuity, unless otherwise agreed in writing by the Local Planning Authority. REASON: To enable the Local Planning Authority to ensure the protection of trees on the site in the interests of visual amenity and to accord with Harborough District Core Strategy Policy CS11

Condition 18

No development shall take place until a programme of archaeological work, informed by an initial phase of trial trenching and detailed within a Written Scheme of Investigation, has been submitted to and approved by the local planning authority in writing, as part of the Reserved Matters details as required by condition (*) of this consent. The scheme shall include an assessment of significance and research questions; and:

- The programme and methodology of site investigation and recording (including the initial trial trenching, assessment of results and preparation of an appropriate mitigation scheme)
- The programme for post-investigation assessment
- Provision to be made for analysis of the site investigation and recording
- Provision to be made for publication and dissemination of the analysis and records of the site investigation
- Provision to be made for archive deposition of the analysis and records of the site investigation
- Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

REASON: To ensure satisfactory archaeological investigation and recording and to accord with the Harborough District Council Core Strategy Policy CS11.

Condition 19

No development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (1). REASON: To ensure satisfactory archaeological investigation and recording and to accord with the Harborough District Council Core Strategy Policy CS11.

Condition 20

The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (1) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured. REASON: To ensure satisfactory archaeological investigation and recording and to accord with the Harborough District Council Core Strategy Policy CS11.

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Condition 21

The development authorised by this permission shall not begin until the local planning authority has approved in writing a full scheme of works for improvement to upgrade the surface of Public Right of Way D26A to an acceptable standard to be agreed by the Local Planning Authority. The occupation of the development shall not begin until those works have been completed in accordance with the local planning authority's approval and have been certified in writing as complete by or on behalf of the local planning authority. REASON: To ensure that a range of options are available to increase travel choice and reduce car journeys and to ensure compliance with Policy CS5 of the Harborough District Core Strategy.

Additional Note to Applicants:

18. The applicants are reminded that the submitted Ecological surveys are only valid for a period of two years from the date of the surveys. As such, an updated survey should be carried out on the site and submitted to the Local Planning Authority for approval prior to the commencement of the development if this is going to be more than two years after the survey date.

ii) 15/00339/FUL LEIRE

Erection of a village shop, accompanying store, yard, car parking and access road; Land OS 3000, Frolesworth Road, Leire, Leicestershire.

RESOLVED:

That the application be REFUSED for the following reasons:

Reasons:

The proposal is unsustainable and causes demonstrable harm to the character and appearance of the countryside and is contrary to Harborough Core Strategy policies CS1, CS9 and CS17.

iii) ADJOURNMENT

The Committee adjourned at 8.19pm for four minutes.

iv) 15/00471/FUL BITTESWELL WITH BITTESBY

Erection of a distribution warehouse with ancillary offices, parking areas and landscaping; Former George House, Hunter Boulevard, Magna Park, Lutterworth, Leicestershire.

RESOLVED:

That the application be APPROVED, as set out in the report and supplementary information, for the following reasons and with the following amended condition:

Reasons:

The proposed development would result in the erection of a warehouse building on the site of a previously demolished office building, within an area predominantly used for warehousing. The proposed development would constitute an appropriate form of development within the site context, would have a design and massing that is in keeping with the scale, form and character of Magna Park, and there is satisfactory access and parking provision. The proposed development would not be harmful to the character of the surrounding area or other material interests, and thus accords with Core Strategy Policies CS7, CS11 and CS5 and SPG1 Design Principles.

Amended condition:

Condition 2 amended to read:

The development hereby permitted shall be implemented fully in accordance with the submitted plans drawing references:

- 3752-90 Rev \$ - Existing Site Layout
- 3752-27 Rev 01 – Proposed Location Plan
- 3752-26 Rev 06 – Proposed Site Layout
- 3752-56 Rev 02 – Proposed Site Layout
- 3752-29 Rev 02 – Proposed Warehouse Plan
- 3752-31 Rev 01 – Proposed Office Layouts
- 3752-240 Rev 02 – Proposed Roof Plan
- 3752-12 Rev 06 – Elevations
- 3752-130 Rev \$ - Proposed Gatehouse
- 3752-09 Rev 02 – Building external sample board
- 15-0010-01 Rev D – Detailed Landscape Proposals
- 3752-137 Rev 06 – Proposed External Finishes
- 3752-07 Rev 02 – Proposed Fencing Layout
- 018315-CA-0-GF-DR-S-001 Rev T02 – Drainage Layout & External Levels
- 7267-PL-200 Rev A – External Lighting Lux Plot
- 3752-40 Rev 05 – Site Cross Sections

REASON: For the avoidance of doubt.

v) 15/00676/FUL HUNGARTON

Erection of 2.1MW solar array, including sub-station and control room, associated infrastructure, means of access, perimeter CCTV and fencing; land off Ingarsby Lane, Houghton On The Hill, Leicestershire.

RESOLVED:

That the application be APPROVED as set out in the report and supplementary information, for the following reasons and with the following amended condition and additional note to the applicant:

Reasons:

The proposal would deliver substantial renewable / low-carbon energy benefits for its lifetime and make a valuable contribution to cutting greenhouse gas emissions. The proposal would utilise Agricultural Land Classification Grade 3b land – it would utilise land which does not represent the best and most versatile agricultural land that should be afforded special protection from development. The agricultural land quality is not of above average quality relative to predominant land grades in the area and, therefore, does not justify protection on this ground. The proposal would contribute to employment/business generation and support the diversification of an agricultural / rural estate. The public benefits of the proposal outweigh the development's less than substantial harm to the setting of heritage assets. Long term impacts are mitigated by the transient nature (relative to the longevity of affected heritage assets) of the proposed development, as well as the reversibility of the development. The development would have a siting and design that, subject to suitable conditions, would not cause significant harm to landscape character and visual amenity. The proposal would not lead to unacceptable impacts to residential amenities or general amenities in the locality, would not adversely affect ecological, archaeological, arboricultural, hydrological and aviator interests and would not cause significant detriment to highway safety. The proposal accords with Policies CS1, CS5, CS8, CS9, CS10, CS11 and CS17 of the Harborough District Core Strategy and no other material considerations indicate that the policies of the Development Plan should not prevail. When assessed against the National Planning Policy Framework no significant and demonstrable harm is identified and thus the proposal should be approved without delay. The decision has been reached taking into account

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Paragraphs 186 and 187 of the Framework, as well as the national Planning Practice Guidance.

Amended condition:

Condition 15 (Construction Traffic Management Plan): to be amended to read: "With the exception of the routing agreement, which requires further discussion with and written agreement from the Highway Authority the development shall be implemented and carried out in full accordance with the details contained in the submitted Construction Traffic Management Plan...."

Additional note to applicant:

In relation to Condition 11 (Landscaping Scheme); this should indicate details for managing / treating of hedgerows.

vi) 15/00690/ADV GREAT GLEN

Retrospective consent to replace a painted sign on the front elevation with mounted lettering and logos (public house name and branding), retrospective consent for a replacement metal sign to existing totem, and consent to replace a painted sign on the side elevation with mounted lettering and logos (public house name and branding); Greyhound Inn, 14 London Road, Great Glen, Leicestershire.

RESOLVED:

That the application be APPROVED, as set out in the report, for the following reasons:

Reasons:

The advertisements are in keeping with the character and appearance of the Listed Building and its surroundings. The advertisements do not cause harm to residential/general amenities in the locality. The advertisements are not detrimental to highway safety. The advertisements support the needs of this local business (key village service). The advertisements accord with Policies CS1, CS5, CS7, CS11, and CS17 of the Harborough District Core Strategy and no other material considerations indicate that the policies of the Development Plan should not prevail. The advertisements accord with the Local Planning Authority's powers under The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (to be exercised in the interests of amenity and public safety). When assessed against the National Planning Policy Framework Paragraph 14 (presumption in favour of sustainable development), as well as the Framework taken as a whole, no significant and demonstrable harm is identified and thus the application should be approved without delay. The decision has been reached taking into account Paragraphs 186 and 187 of the Framework, as well as the national Planning Practice Guidance.

vii) SUSPENSION OF STANDING ORDERS

The Meeting continued until 9.30p.m. in accordance with Part 4, Section 1, Paragraph 9.1 of the Council's Constitution (Duration of Meeting), the Committee RESOLVED that the Meeting should continue for the duration of the remaining items.

viii) 15/00729/FUL HOUGHTON ON THE HILL

Erection of a single storey rear extension; 55 Main Street, Houghton On The Hill, Leicestershire.

Cllr Hall was absent from the meeting at the start of this item and took no part in the discussion of, or voting on, this application.

RESOLVED:

That the application be APPROVED, as set out in the report and supplementary information, for the following reasons:

Reasons:

The proposed extension by virtue of its size, design and positioning would not harm the wider setting of the Conservation Area nor cause significant harm to the amenities of surrounding residents. The proposal therefore accords with Policy CS11 of the Harborough District Core Strategy and no other material considerations indicate that the policies of the Development Plan should not prevail. The decision has been reached taking into account Paragraphs 186 and 187 of the Framework, as well as the national Planning Practice Guidance.

ix) 15/00837/FUL LEIRE

Erection of a detached dwelling, revised scheme of 14/01438/FUL (to incorporate raising of ridge height by 0.8m and installation of 3 velux windows to form additional accommodation in roof); 1 Andrews Close (land adjacent), Leire, Leicestershire.

RESOLVED:

That the application be REFUSED, for the following reasons:

Reasons:

By virtue of the height and appearance, the proposal would harm the established character of the area as it would appear incongruous and over-dominant and would therefore be out of keeping with, and would fail to respect and enhance, the local character, contrary to Harborough District Core Strategy Policies CS2(b) and CS11.

x) 15/00661/REM LUTTERWORTH

Reserved matters of 14/00739/OUT for the erection of 84 dwellings; Land east of Leicester Road, Lutterworth, Leicestershire.

RESOLVED:

That the application be APPROVED, as set out in the report and supplementary information, for the following reasons:

Reasons:

The development hereby approved is considered consistent with the outline consent 14/00739/OUT and would be a significant contribution towards the housing provision, including affordable, in the District. By virtue of its scale, design, form and massing, it would safeguard the living conditions of neighbouring residents, would not adversely affect local highway safety or give rise to a road safety hazard; it would respond appropriately to the site's characteristics. In addition, the proposal would not adversely affect ecological or archaeological interests or lead to an unacceptable flood risk. The proposal therefore complies with Policies CS2, CS3, CS5, CS8, CS9, CS10, CS11, CS14 and CS17 of the Harborough District Core Strategy. The decision has been reached taking into account paragraphs 186-187 of the National Planning Policy Framework.

URGENT MATTERS

There were none.

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OFFICER REPORT: "DEVELOPMENT MANAGEMENT PERFORMANCE REPORT"

The Committee considered a report that advised on the performance of the Development Management service for the period 1st April 2015 to 30th June 2015.

The Committee welcomed the report and

RESOLVED that the information contained within the report be noted.

OFFICER REPORT: "PLANNING ENFORCEMENT UPDATE REPORT"

The Committee considered a report that advised on the work of the planning enforcement service for the period April 2015 to June 2015.

The Committee welcomed the report and

RESOLVED that the information contained within the report be noted.

The Meeting ended at 10.16 p.m.