

HARBOROUGH DISTRICT COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE

held in the Cromwell Suite, Three Swans Hotel, Market Harborough

22nd January 2013

commencing at 6.30p.m.

Present:

Councillor Liquorish (Chairman)

Councillors: Beaty, Mrs Burrell, Evans, Galton, Johnson, King,
Mrs Page, Smith, Tomlin and Mrs Wood.

Officers: A. Eastwood, R. Hair, G. Keeping, M. Patterson and V. Wenham

438 APOLOGIES FOR ABSENCE & NOTIFICATION OF SUBSTITUTES

Apologies were received from Cllrs McHugo and Mrs Robinson. Councillor Mrs Page substituted for Councillor Mrs Robinson.

439 MINUTES

RESOLVED: that the Minutes of the Meeting of the Planning Committee held on 18th December 2012 be approved and signed by the Chairman as a true record.

440 DECLARATIONS OF MEMBERS' INTERESTS

Councillor Beaty *Application 12/01613/FUL & 12/01691/PCD*
Councillor Beaty disclosed a personal interest in these items. The nature of the interest was stated to be that he was a member of the Committee of the Fernie Hunt.

Councillor King *Application 12/01472/FUL*
Councillor King disclosed a personal interest in this item. The nature of the interest was stated to be that he was a member of the project board for St Luke's Hospital.

Councillor Tomlin *Application 12/01633/REM*
Councillor Tomlin disclosed a personal interest in this item. The nature of the interest was stated to be that he was a member of Broughton Astley Parish Council.

441 QUESTIONS AND WRITTEN PETITIONS SUBMITTED BY THE PUBLIC

None were received.

442 SITE INSPECTIONS

Site Inspections, arranged prior to the Meeting (Monday 21st January 2013), had not been held due to inclement weather. The Site Inspections were to have been in respect of the following applications:

12/01544/CLU, 12/01428/FUL & 12/01472/FUL.

443 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:

12/01428/FUL – Church Langton, 12/01472/FUL – Market Harborough, 12/01495/OUT – Broughton Astley, 12/01544/CLU – Great Bowden, 12/01579/OUT – Lutterworth, 12/01633/REM – Broughton Astley, 12/01773/FUL – Market Harborough.

i) 12/01428/FUL CHURCH LANGTON

Erection of two detached dwellings with associated garages, hardstanding and landscaping; alterations to existing access, land north of Stonton Road, Church Langton.

RESOLVED that: the application be DEFERRED for a site visit, for the following reason:

Reason

The proposed site visit had been cancelled due to poor weather. Inspection of the site was deemed necessary to allow a decision to be made.

ii) 12/01472/FUL MARKET HARBOROUGH

Erection of hospital unit and ancillary structures and works, St Luke's Hospital, Leicester Road, Market Harborough.

RESOLVED that: the application be APPROVED, for the following reason:

Reason

The development, by virtue of it being an appropriate use class (D1), size and design, would not adversely affect amenities of adjoining residents, nor result in additional traffic which would give rise to a road safety hazard. Furthermore, the development will provide a comprehensive healthcare facility for the town on one site. The proposal is therefore considered to accord with Harborough District Core Strategy Policies CS5, CS9 & CS11 and no other material considerations indicate that the policies of the development plan should not prevail. Furthermore, the proposal complies with The Framework and the decision has been reached taking into account Paragraphs 186 and 187 of The Framework.

iii) 12/01495/OUT BROUGHTON ASTLEY

Erection of 124 dwellings, with associated access, parking, garages and public open space, Land Off Frolesworth Road, Broughton Astley.

The application had been withdrawn.

iv) 12/01544/CLU GREAT BOWDEN

Certificate of Lawfulness of Existing Use for C3 Use of land as residential curtilage (garden), Station Road, Great Bowden.

RESOLVED that: the application be DEFERRED for a site visit, for the following reason:

Reason

The proposed site visit had been cancelled due to poor weather. Inspection of the site was deemed necessary to allow a decision to be made.

v) 12/01579/OUT LUTTERWORTH

Demolition of existing dwelling, erection of 50 dwellings with associated landscaping and hardstanding (all matters reserved), James Bond Caravan Park, Moorbars Lane, Lutterworth.

RESOLVED that: the application be REFUSED for the following reasons:

Reasons

1. Whilst the proposal would make a contribution to the delivery of housing, including affordable housing for Harborough District, without having an adverse impact on interests such as highway safety, residential amenity, cultural heritage, flooding or the character of the surrounding countryside, it would result in the loss of existing accommodation provision for the Travelling Showman community. Despite the identified benefits of the scheme, it is considered that the loss of the Showman's Plots is a substantial material consideration, and as such, the proposal is contrary to Policy CS4 of the Harborough District Core Strategy and Policy G of the Planning Policy for Traveller Sites (DCLG March 2012). This decision implements 186 & 187 of the Framework.
2. Insufficient information has been supplied by the applicants to prove that the proposal would not adversely affect any potential buried archaeological remains. Although there has been some previous disturbance to the site, it is considered that this would have been largely superficial and it is likely that any below-ground archaeological remains present would largely remain preserved *in situ*. As such an Archaeological Impact Assessment is required to fully assess the impact of the proposal. The proposal is therefore contrary to Policy CS11 of the Harborough District Core Strategy

vi) 12/01594/FUL & 12/01593/LBC STOUGHTON

Demolition of single storey rear lean-to; erection of a two storey rear extension, Gaulby Lane, Stoughton.

RESOLVED that: the applications be APPROVED for the following reason and subject to the following additional conditions:

Reason

By virtue of the scale, position and design, the proposal will maintain the integrity and appearance of the grade II listed building and its setting and not adversely affect residential amenity. As such the proposal complies with Harborough District Core Strategy Policy CS11 and The Framework (Part 12).

Condition

1. Time period for commencement of development
2. A material schedule to be submitted and to exclude timber wall tiles.

vii) 12/01633/REM BROUGHTON ASTLEY

Erection of fifty dwellings, a scout hall, land for new pre-school or other school use, provision of allotments, public open space and associated landscaping (reserved matters of 10/01579/OUT), land off Crowfoot Way, Broughton Astley.

RESOLVED that the application be APPROVED for the following reason:

Reason

In the opinion of the District Planning Authority, the development would preserve the surrounding form and character of the settlement, would not have an adverse affect on the amenity of adjoining residents, and would not result in additional traffic which would give rise to a road safety hazard. The proposal is therefore considered to comply with the National Planning Framework, Core Strategy Policies CS2, CS5,

CS11 and CS16 and saved policy; HS/8 of the Harborough District Local Plan and no other material considerations indicate that the policies of the development plan should not prevail. Furthermore the decision has been reached taking into account 186-187 of the National Planning Policy Framework.

viii) 12/01714/CLU FROLESWORTH

Certificate of lawfulness of existing use for the use of land for storage and the erection of covered areas, Hall Farm Buildings, Leire Road, Frolesworth.

RESOLVED that: the application be DEFERRED for the following reasons:

Reasons

1. To provide detail of enforcement investigation,
2. To try to obtain aerial photographs taken prior to 2006 and
3. To assess any other evidence that becomes available in the interim.

ix) 12/01613/FUL and 12/01691/PCD GREAT BOWDEN

Discharge of condition 2 (residential curtilage), 10 (landscaping) and 15 (archaeological site appraisal) of 12/01081/FUL and discharge of condition 11 (Tree protection details) of 12/01081/FUL, land opposite Fernie Hunt Stables, Nether Green, Great Bowden.

RESOLVED that: the application be APPROVED for the following reason:

Reason

In the opinion of the District Planning Authority, the development would preserve the surrounding form and character of the settlement, would not have an adverse affect on the amenity of adjoining residents, and would not result in additional traffic which would give rise to a road safety hazard. The proposal is therefore considered to comply with the National Planning Framework, Core Strategy Policies CS2, CS5, CS11 and CS16 and saved policy; HS/8 of the Harborough District Local Plan and no other material considerations indicate that the policies of the development plan should not prevail. Furthermore the decision has been reached taking into account 186-187 of the National Planning Policy Framework.

x) 12/01773 MARKET HARBOROUGH

Erection of two storey side and single storey rear extensions, Western Avenue, Market Harborough.

RESOLVED that: the application be APPROVED for the following reason:

Reason

The development will respect the local character, building materials and distinctiveness of the area and be of a design that will not harm the quality, character and amenity of the area whilst responding to the unique characteristics of the individual site. It will safeguard residential amenity, cause no harm to the streetscape, is consistent with the character of the area and will not cause a highway traffic hazard. The proposal is therefore considered to accord with Harborough District Core Strategy Policy CS11 and no other material considerations indicate that the policies of the development plan should not prevail; furthermore the decision has been reached taking into account 186-187 of the National Planning Policy Framework.

xi) 12/01775/VAC FOXTON

Removal of condition 8 of 10/01361/FUL to allow development to take place without the provision of a metalled footway (to link application site and Main Street), land rear of 61 Main Street, Foxton.

RESOLVED that: the application be APPROVED for the following reason:

Reason

The development, by virtue of its scale, design, form and massing, would not adversely affect the living conditions of local residents, or result in additional traffic which would give rise to a road safety hazard, or adversely affect highway safety in the locality; would complement the character and distinctiveness of the site's surroundings and preserve or enhance the form, character and appearance of the settlement and Conservation Area, and would respond appropriately to the site's characteristics. The proposal therefore complies with Policies CS2, 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.

The Meeting ended at 8.45p.m.