

HARBOROUGH DISTRICT COUNCIL
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE

held in

The Council Chamber, The Symington Building, Market Harborough

1st December 2015

commencing at 6:30p.m.

Present:

Councillor Holyoak (Chairman)

Councillors: Mrs. Ackerley, Bilbie, Mrs. Burrell, Galton, Hadkiss, Hall, Modha, Nunn,
Rickman and Mrs. Robinson.

Officers: D. Atkinson, A. Eastwood, K. Mistry, N. Parry, M. Smith, R. Meddows-Smith
and P. Storey.

310: APOLOGIES FOR ABSENCE

An apology was received from Councillor Tomlin.

311: MINUTES

RESOLVED: that the minutes of the meeting of the Planning Committee held on 3rd November 2015 be approved and signed by the Chairman as a true record.

312: DECLARATIONS OF MEMBERS' INTERESTS

There were none.

313: QUESTIONS AND PETITIONS SUBMITTED BY THE PUBLIC

There were none.

314: SITE INSPECTIONS

On Monday 30th November the following Members attended site inspections arranged prior to the Meeting: Councillors Mrs Ackerley, Bilbie, Mrs Burrell, Galton (15/01067/OUT only), Hadkiss, Hall (not 15/01607/FUL), Holyoak, Modha, Nunn, Rickman and Mrs Robinson.

The sites visited were associated with planning applications:

15/01391/OUT – Market Harborough, 15/01425/OUT – Great Bowden, 15/00988/FUL – Great Glen and 15/01067/OUT – Houghton on the Hill.

315: 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:

15/00988/FUL – Great Glen, 15/01067/OUT – Houghton on the Hill, 15/01425/OUT – Great Bowden, 15/01391/OUT – Market Harborough, 15/01574/FUL – Gaulby and 15/01627/FUL – Shearsby.

316: 15/00988/FUL – GREAT GLEN

Demolition of existing garages and hardstanding and the erection of four dwellings

RESOLVED:

That the application be APPROVED as set out in the report and supplementary information, for the reasons and with the conditions set out therein.

317: 15/01067/OUT – HOUGHTON ON THE HILL

Erection of 32 dwellings (means of access to be considered).

RESOLVED:

That the application be REFUSED as set out in the report and supplementary information, for the reasons set out therein.

318: 15/01425/OUT – GREAT BOWDEN

Erection of up to 70 dwellings to include structural landscaping; open space and other ancillary works (means of access to be considered only).

RESOLVED:

That the application be REFUSED as set out in the report and supplementary information, for the reasons set out therein.

319: 15/01342/FUL – MARKET HARBOROUGH

Demolition of existing sheltered housing scheme, erection of 11 affordable housing bungalows including 2 bungalows dedicated for wheelchair users.

RESOLVED:

That the application be APPROVED as set out in the report, for the reasons and with the conditions set out therein.

320: 15/01343/FUL – MARKET HARBOROUGH

Erection of 101 dwellings (substitution of house types of 07/00360/REM). The Planning Officer stated that the number of dwellings had been increased since the original submission of 99 dwellings.

RESOLVED:

That the application be APPROVED as set out in the report for the reasons and with the conditions set out therein, and with the following additional condition:

Additional Condition:

10. Construction Method Statement

No development shall commence on site (including any works of demolition), until a Construction Method Statement, which shall include the following:

- a) the parking of vehicles of site operatives and visitors;
- b) storage of plant and materials used in constructing the development;
- d) wheel cleaning facilities;
- e) hours of construction work, including deliveries; has been submitted to, and approved in writing by, the Local Planning Authority. The approved statement shall be adhered to throughout the construction period.

REASON: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase and to accord with Harborough District Core Strategy Policy CS11.

321: 15/01391/OUT – MARKET HARBOROUGH

Erection of up to 40 dwellings with associated access, pedestrian links, public open space, car parking, landscaping and drainage (all matters reserved) (revised scheme of 15/00636/OUT).

RESOLVED:

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

Amended Condition:

7. Construction Method Statement

The addition of:

- f) measures to control the hours of use and piling technique to be employed;
- g) measures to control and minimise noise from plant and machinery.

REASON: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase and to accord with Harborough District Core Strategy Policy CS11

Note to applicants:

Your attention is drawn to Condition 2 of this consent and the requirement of any Reserved Matters proposal to submit details of the layout and landscaping of the site. Any layout and landscaping scheme should pay particular attention to the eastern boundary of the site and the development relationship to the open countryside beyond.

322: 15/01438/FUL – GREAT GLEN

Change of use from shop (A1) to café (A3).

RESOLVED:

That the application be APPROVED as set out in the report, for the reasons and with the conditions set out therein.

323: 15/01574/FUL – GAULBY

Erection of a detached double garage and cycle store.

RESOLVED:

That the application be APPROVED as set out in the report and supplementary information for the reasons and with the conditions set out therein, and that authority be delegated to the Development Planning Manager to agree conditions.

REASON: The benefit of delivering a dwelling and the proposal's merits outweigh the relatively remote location and permission should be granted.

324: ADJOURNMENT SUSPENSION OF STANDING ORDERS

The Meeting continued until 9:30pm and, as per the Standing Orders provisions of the Council's Constitution, was therefore and Mrs Ackerley, seconded by Councillor Hall and

RESOLVED that the Meeting continue.

325: 15/01627/FUL – SHEARSBY

Increase in roof height and installation of dormer windows; erection of a two storey side and rear extension; erection of a balcony to the west elevation; erection of a porch to front elevation and installation of timber cladding.

RESOLVED:

That the application be APPROVED as set out in the report and supplementary information for the reasons and with the conditions set out therein.

326: URGENT MATTERS

There were none.

The Chairman thanked members for their attendance at the recent site meeting and stated that it had been almost a full attendance. He also reminded members of the extraordinary meeting of the Committee to be held on Tuesday 15th December.

The Meeting ended at 9.37p.m.