

HARBOROUGH DISTRICT COUNCIL
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE

Held at the Council Chamber
The Symington Building, Adam & Eve Street,
Market Harborough, LE16 7AG on
Tuesday 15th June 2021, commencing at 6.30pm.

Present:

Councillor Champion (Chairman)

Councillors: Mrs Ackerley, Dr Bremner, Mrs. Burrell, Elliott, James, Liquorish, Modha and Nunn.

Officers: D. Atkinson, A. Eastwood, J. Felton, S. Green, N. Kwasa and N. Parry

Apologies:

Councillors: Frenchman, Galton.

1. INTRODUCTIONS

The Chairman welcomed everyone to the meeting and highlighted the procedures for the smooth running of the meeting.

2. APOLOGIES FOR ABSENCE AND NOTIFICATIONS OF SUBSTITUTIONS

Apologies were received from Councillor Simon Galton who was substituted by Councillor Peter Elliott, and Councillor Barry Frenchman who was substituted by Councillor Dr Paul Bremner.

3. DECLARATIONS OF MEMBERS' INTERESTS

Councillor Liquorish declared an interest in application 21/00331/FUL 136 Station Road, Broughton Astley in that he was the retiring County Councillor for the area in question (until May 2021) and felt there have been lots of issues on that part of Station Road on which the application is being applied for. He did not feel he could approach the determination of the application with an open mind and so would leave the meeting room at the appropriate time and would not take part in the discussion or vote.

Councillor Mrs Ackerley declared an interest in application 21/00443/REM Land at Mere Lane, Bittesby in that she is the Chairman of the Lutterworth Area Community Fund which is funded by the applicant GLP. She noted that she would leave the meeting room at the appropriate time and would not take part in the discussion or vote.

Councillor James declared an interest in application 20/00891/FUL Land At Eady Drive, Market Harborough in that he is a Governor of Little Bowden Primary School, which is referred to in the report. He noted that he wanted this recorded but did not feel there was a conflict of interest.

4. REFERRALS UP TO COUNCIL BY THE PLANNING COMMITTEE

There were no referrals up to Council by the Planning Committee.

5. APPLICATIONS FOR DETERMINATION

- i) The Planning Officer introduced the report in respect of application 20/00891/FUL Land At Eady Drive, Market Harborough:

Erection of 350 dwellings with associated access, parking and landscaping

She referred Members to the Supplementary Information which had been published on the Council's website and circulated to the Committee in advance of the meeting. Representations were heard in support of the application from Mr Nigel Harris (Planning Agent). Members had the opportunity to question the speakers and Officers. The application was discussed at length. Following the discussion it was,

RESOLVED that;

Planning permission is APPROVED for the reasons set out in the report and subject to completion of a S106 Obligation (Appendix A) and the appended Planning Conditions and Informative Notes (Appendix B).

- ii) The Development Planning Manager introduced the report in respect of application 21/00232/FUL Land at Elms Farm, Glen Road, Newton Harcourt:

Demolition of existing agricultural buildings and erection of 4 dwellings

He referred Members to the Supplementary Information which had been published on the Council's website and circulated to the Committee in advance of the meeting. Members had the opportunity to question the Officers. Following the discussion it was,

RESOLVED that;

Planning Permission is APPROVED, for the reasons set out in the report and subject to the Planning Conditions set out in Annexe A of this report.

- iii) Councillor Liquorish left the meeting room. The Development Planning Manager introduced the report in respect of application 21/00331/FUL 136 Station Road, Broughton Astley:

Conversion and change of use of retail units (A1) to 4 dwellings

Supplementary Information had been published on the Council's website and circulated to the Committee in advance of the meeting. Representations were heard in support of the application from Ms Sally Wetherall (Planning Agent). Members had the opportunity to question the speakers and Officers. Following the discussion it was,

RESOLVED;

That the application is APPROVED for the reasons set out in the report and subject to the conditions appended to the end of this report.

- iv) Councillor Liquorish re-joined the meeting and Councillor Mrs Ackerley left the meeting room. The Development Planning Manager introduced the report in respect of application 21/00443/REM Land at Mere Lane, Bittesby:

Application for approval of Reserved Matters pursuant to outline application ref. 15/01531/OUT (APP/F2415/W/18/3206289), primary infrastructure, including estate road and associated landscaping, drainage, utilities and open space

Supplementary Information had been published on the Council's website and circulated to the Committee in advance of the meeting. Representations were heard in support of the application from Ms Louise Steele (Planning Agent). Members had the opportunity to question the speakers and Officers. Following the discussion it was,

RESOLVED that;

Planning Permission is APPROVED, for the reasons set out in the report and subject to the recommended conditions set out in Section 8 of this report.

- v) Councillor Mrs Ackerley re-joined the meeting. The Development Planning Manager introduced the report in respect of application 21/00687/CLU 39 Freshman Way, Market Harborough:

Certificate of Lawfulness of Proposed Development for the erection of a single storey rear extension with a lean-to roof and rooflights, and the conversion of the existing loft space to habitable accommodation and storage, involving the installation of rooflights to the front and rear roof slopes.

He referred Members to the Supplementary Information which had been published on the Council's website and circulated to the Committee in advance of the meeting. Members had the opportunity to question the Officers. Following the discussion it was,

RESOLVED that;

The operations described in the First Schedule hereto, in respect of the land specified in the Second Schedule hereto and outlined on the Site Location Plan [Drawing Number P28/001; Dated 14/04/2021], in the application for this Certificate would be lawful if begun at the time of the application within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended), for the following reason:

The information and plans provided [Existing Floor and Elevation Plans (Drawing Number P28/020; Dated 12/04/2021) and Proposed Floor and Elevation Plans (Drawing Number P28/030; Dated 13/04/2021)] demonstrate that the proposed operations described in the application accord with The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), Schedule 2, Part 1, Classes A and C. Therefore, the proposed operations are Permitted Development.

First Schedule

The erection of a single storey rear extension with a lean-to roof and rooflights, and the conversion of the existing loft space to habitable accommodation and storage, involving the installation of rooflights to the front and rear roof slopes.

Second Schedule

39 Freshman Way
Market Harborough
Leicestershire
LE16 9GN

It was noted that the next meeting of the Committee will be held on **Tuesday 20th July at 6.30pm.**

The meeting ended at 19:55