

**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 28<sup>th</sup> February 2023  
commencing at 6.30pm

**Present:**

Councillors: Champion (Chairman)

Mrs Ackerley, Bilbie, Burrell, Elliott, Frenchman, James, Modha and Mrs Page

Officers present: D. Atkinson - Director of Planning, A. Eastwood – Development Planning Manager, J. Felton – Planning Solicitor, S. Hamilton Senior Democratic Officer, N. Parry - Development Management Team Leader, M. Patterson- Strategic Growth (Development Management) Team Leader

**1. INTRODUCTIONS**

The Chairman welcome 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 Galton who was substituted by Councillor Elliot, and from Councillor Liquorish who was substituted by Councillor Mrs Page.

**3. DECLARATIONS OF MEMBERS' INTERESTS.**

Councillor Ackerley declared an interest in applications 21/02036/FUL - *Erection of 76 bed care home (Use Class C2) with associated communal and staff facilities, 10 one bedroom Specialist Supported Living Apartments and 12 one bedroom Specialist Supported Living Bungalows (Use Class C3b), together with access, car parking, landscaping and associated external works (revised scheme of 20/00863/FUL) - Land adjacent to Brookfield Way, Bitteswell Road, Lutterworth and 22/01318/FUL - Erection of a restaurant with drive-thru facility and coffee shop with drive-thru facility, hard and soft landscaping, car park and associated work - Leaders Farm, Coventry Road,*

*Lutterworth*, as she is a member of Lutterworth Town Council, however she advised that as she doesn't take part in any of their planning decisions she proposed to remain in the meeting for those applications and take full part in the discussions.

Councillor Ackerley also declared an interest in applications 22/01481/REM - *Application for approval of reserved matters (layout, scale, appearance and landscaping) part of zone A/B (western portion) (MPS11) of outline application 15/00865/FUL - Land Adj Glebe Farm, Coventry Road, Lutterworth* and 22/01523/REM - *Reserved matters application of 15/00865/OUT for approval of appearance, landscape, layout and scale in respect of the eastern part of Zone A/B at the Magna Park South, Lutterworth development for one building, internal roads, footways/cycleway, maintenance strips, foul and surface water drainage, landscaping, associated utilities and land profiling (MPS10) - Land Adj Glebe Farm, Coventry Road, Lutterworth* as GLP are the main funders for the Lutterworth Area Community Fund and as she is the Chairman of that Committee she advised that she would leave the meeting for consideration of those applications.

Councillors Champion and Mrs Page declared an interest in 22/01318/FUL - *Erection of a restaurant with drive-thru facility and coffee shop with drive-thru facility, hard and soft landscaping, car park and associated work - Leaders Farm, Coventry Road, Lutterworth* as this land is owned by Leicestershire County Council (LCC) and they are both Members of LCC, however advice had been taken and as neither had taken part in any decisions at the LCC in relation to this matter they would remain in the meeting for the application and take full part in the discussions.

#### **4. MINUTES**

**RESOLVED** that the minutes of the Planning Committee meeting held on the 17<sup>th</sup> January 2023 be approved and signed by the Chairman as a true record.

#### **5. QUESTIONS AND PETITIONS SUBMITTED BY THE PUBLIC**

There were none.

#### **6. REFERRALS UP TO COUNCIL BY THE PLANNING COMMITTEE**

There were none.

## 7. TO CONSIDER APPLICATIONS FOR DEVELOPMENT PERMISSION

- i. The Development Planning Manager introduced the report in respect of application , 21/01975/OUT, Land North of Broughton Way, Broughton Astley - *Outline application for the erection of up to 34 dwellings (including 10 self-build dwellings) (access to be considered) (revised description).*

He directed Members to the Supplementary Information. Representation was heard in support of the application from the Applicant's Agent Joe Nugent. Representation was heard in objection to the application from Dianne Turner and from Ward Member Councillor Paul Dann. The Committee had the opportunity to question the speakers and Officers.

Following consideration of the report it was;

### **RESOLVED that**

**Planning Permission is REFUSED, for the reasons set out in the report.**

- ii. The Development Planning Manager introduced the report in respect of application 21/02036/FUL, Land adjacent to Brookfield Way, Bitteswell Road, Lutterworth - *Erection of 76 bed care home (Use Class C2) with associated communal and staff facilities, 10 one bedroom Specialist Supported Living Apartments and 12 one bedroom Specialist Supported Living Bungalows (Use Class C3b), together with access, car parking, landscaping and associated external works (revised scheme of 20/00863/FUL)*

He directed Members to the Supplementary Information. A representation was heard in objection to the application from the Parish Council John Allsop and from the Ward Member Councillor Paul Beadle. The Committee had the opportunity to question the speakers and Officers.

Following consideration of the report it was;

### **RESOLVED that;**

**Planning Permission is REFUSED, for the reasons set out in the report.**

- iii. The Development Management Team Leader introduced the report in respect of application 22/01104/OUT - Glenmere Timber, Gores Lane, Market Harborough - *Hybrid application proposing full planning permission for the demolition of existing buildings and the erection of a*

*new food retail store (Class E) with associated access, car parking, servicing and landscaping; and outline planning permission for the demolition of existing buildings and the erection of mixed class E(g), B2 and B8 development (all matters reserved except access)*  
22/01738/FUL, Red Lion, 5 Main Street, Great Bowden - *Permanent retention of converted storage container for serving outdoor food and drink.*

She directed Members to the Supplementary Information. Representations were heard from the Applicant's Agent, Robin Williams and from a supporter Neil Denison. The Committee had the opportunity to question the speakers and Officers.

Following consideration of the report it was;

**RESOLVED that,**

**Planning Permission is APPROVED, for the reasons set out in the report and subject to the conditions outlined in Appendix A and the signing of a Unilateral Undertaking / S106 Agreement to facilitate the obligations set out in Appendix B.**

- iv. The Development Management Team Leader introduced the report in respect of application 22/01258/REM, *Land at Airfield Farm, Leicester Road, Market Harborough - Erection of 179 dwellings (Phase4) (Reserved Matters of 11/00112/OUT including details of appearance, landscaping, layout and scale).*

She directed Members to the Supplementary Information. A representation was heard in objection of the application from Councillor Dr Bremner, Ward Member. The Committee had the opportunity to question the speakers and Officers.

Following consideration of the report it was;

**RESOLVED that,**

**Planning Permission is APPROVED for the reasons set out in the report and subject to the Planning Conditions detailed in Appendix A to the report.**

- v. The Strategic Growth (Development Management) Team Leader introduced the report in respect of application 22/01318/FUL, *Leaders Farm, Coventry Road, Lutterworth - Erection of a restaurant with drive-thru*

*facility and coffee shop with drive-thru facility, hard and soft landscaping, car park and associated work.*

He directed Members to the Supplementary Information. A representation was heard from the Applicants Agent, Catherine Chapman. A representation was heard in objection of the application from Councillor Paul Beadle, Ward Member. The Committee had the opportunity to question the speakers and Officers.

Following consideration of the report it was;

**RESOLVED that,**

**Planning Permission is APPROVED for the reasons set out in the report and subject to the conditions at Appendix A and subject to a section 106 Agreement (highways contributions) as set out in Appendix B.**

Councillor Mrs Ackerley left the room prior to consideration of the subsequent two items.

- vi. The Strategic Growth (Development Management) Team Leader introduced the report in respect of application 22/01481/REM. Land Adj Glebe Farm, Coventry Road, Lutterworth - *Application for approval of reserved matters (layout, scale, appearance and landscaping) part of zone A/B (western portion) (MPS11) of outline application 15/00865/FUL.*

He directed Members to the Supplementary Information. A representation was heard from the Applicants Agent, Louise Steele. The Committee had the opportunity to question the speakers and Officers.

Following consideration of the report 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 the report.**

- vii. The Strategic Growth (Development Management) Team Leader introduced the report in respect of application 22/01523/REM - Land Adj Glebe Farm, Coventry Road, Lutterworth - Reserved matters application of 15/00865/OUT for approval of appearance, landscape, layout and scale in respect of the eastern part of Zone A/B at the Magna Park South, Lutterworth development for one building, internal roads,

footways/cycleway, maintenance strips, foul and surface water drainage, landscaping, associated utilities and land profiling (MPS10).

He directed Members to the Supplementary Information. A representation was heard from the Applicants Agent, Louise Steele. The Committee had the opportunity to question the speakers and Officers.

Following consideration of the report 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 the report.**

- viii. The Development Manager introduced the report in respect of application 22/01917/FUL, 16 Ashby Rise, Great Glen - *Erection of a single storey rear extension, replacement of existing flat roof with pitched roof, partial conversion of garage to habitable space and addition of render to existing property (revised scheme of 22/01281/FUL).*

He directed Members to the Supplementary Information. A representation was heard from the Applicants Agent, Mark Kelly. A representation was heard in objection of the application from Councillor Rani Mahal, Ward Member. The Committee had the opportunity to question the speakers and Officers.

Following consideration of the report it was;

**RESOLVED that,**

**Planning Permission be APPROVED for the reasons set out in the report and subject to the conditions at Appendix A to the report.**

- ix. The Strategic Growth (Development Management) Team Leader introduced the report in respect of application 23/00036/FUL, 34 Horsefair Close, Market Harborough - *Erection of a single storey front extension, first floor front dormer extension and installation of canopies to rear elevation.*

The application was being considered by the Committee as the applicant was previously employed by Harborough District Council.

Following consideration of the report it was;

**RESOLVED that,**

**Planning Permission be APPROVED for the reasons set out in the report.**

#### **8. PLANNING APPEAL OUTCOMES 2022-23**

The Development Manager introduced the report which was considered by the Committee. It was AGREED that the report should be colour coded for ease of reference for subsequent meetings.

#### **9. ANY URGENT BUSINESS**

There was none.

The Meeting closed at 21.25