

HARBOROUGH DISTRICT COUNCIL
MINUTES OF THE PLANNING COMMITTEE

held in the Council Chamber,
Council Offices, Adam and Eve Street, Market Harborough

20 October 2009

commencing at 6.30p.m.

Present: Councillor Liquorish (Chairman).

Councillors: Mrs. Burrell, Galton, Hart, Mrs. A. Hill, Dr. S. Hill,
Holyoak, Johnson, King, M. Smith, Mrs. Page.

Officers: V. Wenham, A. Eastwood, N. Walden.

Apologies for absence were received from Councillor C. Wood.

338 INTRODUCTIONS

The Chairman welcomed all those present, introduced the officers in attendance and indicated the positions of fire escape routes and W.C. facilities.

The Committee welcomed N. Walden as this was her first appearance as a Principal Planning Officer at a meeting of the Planning Committee.

339 NOTIFICATION OF SUBSTITUTES

- Councillor Hart substituted for Councillor Beaty.
- Councillor King substituted for Councillor Mrs. Robinson.
- Councillor Mrs. Page substituted for Councillor B. Smith.

340 MINUTES

The Committee noted that V. Wenham's name should be added to the minutes of the Planning Committee held on 29th September 2009.

RESOLVED: that the minutes of the Planning Committee held on 29th September 2009 be approved and signed by the Chairman as a true record subject to the above amendment.

341 DECLARATIONS OF MEMBERS' INTERESTS

Application09/01061/FUL– Market Harborough

Councillors Hart, King, Mrs. A. Hill, Mrs. Page, M. Smith and Holyoak declared a personal, non-prejudicial interest in this application. The reason was stated to be that the speaker was known to them.

342 SITE INSPECTIONS

The following Members attended a site inspection arranged prior to the Meeting in respect of the applications below:

Councillors Mrs. Burrell, Dr S. Hill, Holyoak, Liquorish, M.Smith, Hart.

343 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:

09/00345/FUL – GREAT GLEN, 09/00967/FUL – MEDBOURNE, 09/00986/FUL and 09/00988/LBC – HALLATON, 09/01085/FUL – PEATLING PARVA, 09/01051/OUT – LEIRE and 09/01061/FUL – MARKET HARBOROUGH.

343 APPLICATION 09/00345/FUL – GREAT GLEN

Erection of a detached dwelling at Land off Chestnut Drive, Stretton Hall.

Councillor King joined the meeting but did not take part in this application's debate and resolution.

It was moved by Councillor Mrs. Burrell and seconded by Councillor Dr. S. Hill that the application be refused.

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

Reason:

- (i) The proposal by virtue of its size, position and design will appear as an incongruous feature detracting from the setting of nearby Stretton Hall (Grade II*) and is therefore contrary to Harborough Local Plan policy EV16.

345 APPLICATION 09/00967/FUL – MEDBOURNE

Erection of a two-storey and single-storey rear extension (revised scheme of 08/01501/FUL) at Bridgedale Barn, Brook Terrace.

It was moved by Councillor Hart and seconded by Councillor Mrs. Page that the application be approved as set out in the report and supplementary information.

RESOLVED: that the application be APPROVED as set out in the report and supplementary information for the following reason:

Reason:

- (i) The development hereby approved, by virtue of its design, size and positioning, would not adversely affect the amenity of local residents, nor result in a sub-standard level of off street parking, nor an unacceptable reduction in open space around the dwelling and of harmonious design, form and materials. Furthermore, it is considered that the development would not have an adverse effect upon the character and appearance of the Conservation Area, develop any open spaces or vistas important to the Conservation Area, and will not adversely affect the setting of the Listed Building. Whilst not subordinate to the original building the proposal is otherwise considered to comply with Policies HS/12, EV/16 and EV/11 of the Harborough District Local Plan and Supplementary Planning Guidance Note 5 no other material considerations indicate that the policies of the development plan should not prevail.

346 APPLICATION 09/00986/FUL – HALLATON

Conversion of outbuilding to form two-storey dwelling and erection of garaging at The Cottage, 19 High Street.

It was moved by Councillor Hart and seconded by Councillor Mrs. Burrell that the application be refused.

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

Reasons:

- (i) The proposal by virtue of its size, position and design will be overbearing and detrimental to neighbouring residential amenity and is therefore contrary to Harborough Local Plan policies IN/1 and HS/8.
- (ii) The proposal by virtue of its appearance and design will appear out of keeping with the immediate form and character of the street scene and appear as an incongruous feature within Hallaton conservation Area to detriment of its character and appearance and is therefore contrary to Harborough Local Plan policy EV/11 and HS/8.

347 APPLICATION 09/00988/LBC – HALLATON

Conversion of outbuilding to form two-storey dwelling and erection of garaging at The Cottage, 19 High Street.

It was moved by Councillor Hart and seconded by Councillor Mrs. Burrell that the application be refused.

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

Reason:

- (i) The proposal by virtue of its size, position and design will detract from the historic character of The Cottage (Grade II) and is therefore contrary to Harborough Local Plan policy EV15.

348 APPLICATION 09/01085/FUL – PEATLING PARVA

Demolition of existing bungalow and erection of three dwellings, replacement boundary wall and alterations to access – The Paddock, Main Street.

It was moved by Councillor Hart and seconded by Councillor M. Smith that the application be refused.

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

Reason:

- (i) The proposal is contrary to Harborough Local Plan policies HS10 and EV11 as by virtue of the proposed size and siting to plots 2 & 3 it will not relate to the existing built form of this part of Peatling Parva and will detract from its character and appearance.

349 APPLICATION 09/01051/OUT – LEIRE

Erection of nine affordable dwellings (means of access and layout to be considered), at Land OS 3000, Frolesworth Road.

It was moved by Councillor Page and seconded by Councillor Hart that the application be refused as set out in the report and supplementary information.

RESOLVED: that the application be REFUSED as set out in the report and supplementary information for the following reasons:

Reasons:

- (i) The proposal fails to demonstrate that a genuine local housing need exists, and provides insufficient justification as a housing 'exception site'. The proposals would therefore result in an unjustified residential development in

the open countryside that would detract unacceptably from the character and appearance of the open countryside and the rural setting to the village. The proposal is contrary to Policies HS/4 (3), HS/5 (1, 3) and EV/5 (1, 2) of the Harborough District Local Plan and the aims and objectives of PPS7 'Sustainable development in rural areas', and the Council's SPD on Affordable Housing.

- (ii) Leire lacks many basic amenities, and sources of employment within the village are extremely limited. Public transport provision through the village is also limited and cannot be considered a viable alternative to the car. It is reasonable to conclude that future occupiers of a residential development in this location would more or less be completely reliant on the use of a private motor car, and that they would lack viable transport alternatives. The proposals would therefore result in an unsustainable form of development that fail to comply with the aims and objectives of PPS7 'Sustainable development in rural areas' and PPG13 'Transport' and no other material considerations outweigh this policy conflict.

350 APPLICATION 09/01061/FUL – MARKET HARBOROUGH

Change of Use from Warehouse/ Showroom to Taxi Offices, 16 Kings Head Place.

It was moved by Councillor Galton and seconded by Councillor Dr. S. Hill that the application be approved as set out in the report and supplementary information and subject to an amendment to Condition 3.

RESOLVED: that the application be APPROVED as set out in the report and supplementary information and subject to an amendment to Condition 3 for the following reason:

Reason:

- (i) It is the opinion of the District Planning Authority that the use of this redundant, rundown commercial building would facilitate an employment generating use within the edge of centre, mixed use location and, through the proposed cosmetic changes to the façade of the building, would enhance the appearance of the street scene and adjacent conservation area. It is considered that, with the use of appropriate conditions, the level of associated activities around the building can be adequately controlled to avoid the proposed use unduly impacting upon residential amenities or highways safety. The proposal is therefore considered to comply with Policies IN/1, EV/23, TR/3, TR/10 and EM/2 of the Harborough District Local Plan.

Amended Condition

- (i) Unless otherwise agreed in writing with the Local Planning Authority taxi/private hire vehicle movements at the premises in connection with the use hereby permitted shall only take place between:
 - 07:30 -21:00 Monday to Friday
 - 09:00 – 00:00 Saturday, Sunday and any Bank or Public Holidayand at no other time:

Reason:

- (i) In interest of neighbouring amenity to accord with Harborough Local Plan policy IN/1.

The Meeting ended at 8.45p.m.

