

HARBOROUGH DISTRICT COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE

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

21<sup>st</sup> December 2010

commencing at 6.30p.m.

Present:  
Councillor Liquorish (Chairman)

Councillors: Beaty, Mrs. Burrell, Evans, Galton, Graves, Dr. S. Hill, Holyoak,  
Johnson, B. Smith, M. Smith and Mrs. C. Wood.

Officers: A. Eastwood, E. O'Neill, N. Parry and V. Wenham.

443 NOTIFICATION OF SUBSTITUTES

None were received.

444 MINUTES

RESOLVED: that the Minutes of the Meeting of the Planning Committee held on 30<sup>th</sup> November 2010 be approved and signed by the Chairman as a true record.

445 DECLARATIONS OF MEMBERS' INTERESTS

None were received.

446 QUESTIONS AND WRITTEN PETITIONS SUBMITTED BY THE PUBLIC

None were received.

447 SITE INSPECTIONS

No site inspections were carried out preparatory to the Meeting.

448 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:

10/01280/FUL – BILLESDON, 10/01408/FUL – GREAT BOWDEN, 10/01411/LBC – GREAT BOWDEN, 10/01459/FUL – LAUNDE, 10/01544/LBC– LAUNDE, 10/01470/FUL – GREAT BOWDEN, 10/01477/FUL – THURNBY and 10/01510/VAC – KIBWORTH BEAUCHAMP.

i)10/01280/FUL – BILLESDON

Change of use of existing private stables, and erection of new stables, covered store, and disabled toilet for commercial livery yard, including provision of hardstanding, Springbrook Farm, Coplow Lane.

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

Reason

In the opinion of the District Planning Authority, the development hereby approved by virtue of its siting, design, external appearance and usage, would not adversely affect the character and appearance of the countryside nor result in the use of an access where this would be contrary to the interests of highway safety. The proposal is therefore considered to comply with Policies EV/5, EV/8 and IN/1 of the Harborough District Local Plan and no other material considerations indicate that the policies of the development plan should not prevail.

ii)10/01399/FUL. – SCRAPTOFT

Creation of parapet wall, introduction of chimney fans; demolition of conservatory to rear and replacement conservatory of same size in same location; alterations to openings and fenestration to rear of building, inc new doors to conservatory, installation of roof lanterns, new bin store, removal of play area and car park alterations at The White House, 375 Scraftoft Lane.

RESOLVED: that the application be APPROVED as set out in the report, with the addition of a condition\* and note to the applicant°, for the following reason:

Reason

The development hereby approved would be in keeping with the form and character of the surrounding 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 policies IN/1, TR/3 and TR/10 of the Harborough District Local Plan and no other material considerations indicate that the policies of the development plan should not prevail.

\* Additional Condition

The existing hedges together with the trees on the site shall be retained and in no way disturbed. Any proposed alterations to the hedges or trees including any pruning or selective removal and/or replacement shall be submitted in the form of a detailed scheme to the Local Planning Authority and be approved in writing. The detailed scheme shall be carried out as approved and maintained in perpetuity, unless otherwise agreed in writing by the Local Planning Authority. Reason: to ensure that the existing trees and/or hedges on the site can be retained, to enhance the development and to safeguard the appearance of the area and to be in accordance with Polices IN/1 and EV/19 of the Harborough District Local Plan.

° Note to Applicant

You are advised that this proposal may require separate consent under the Licensing Act (which this consent does not override) and Building Regulations and that no works should be undertaken until all necessary consents have been obtained. Advice on the requirements of the Building Regulations can be obtained from the Building Control Section, Harborough District Council (Tel. Market Harborough 821090). As such please be aware that complying with building regulations does not mean that the planning conditions attached to this permission have been discharged and vice versa.

iii)10/01408/FUL – GREAT BOWDEN

Separation of dwellings to form two dwellings (plots 1 and 2), conversion of stables to form dwelling and erection of garage (plot 4) erection of replacement single storey extension (plot 2), erection of single storey link extension (plot 1), erection of car barn (plot 3) and internal alterations and the demolition of single storey extension (plot 2), demolition and reconstruction of single storey element (plot 4), demolition of single storey garage building and internal alterations (plots 1,2,3 and 4) at 5 Sutton Road.

RESOLVED: that the application be DEFERRED.

Reason

To allow the Planning Committee to attend a site visit.

iv)10/01411/LBC – GREAT BOWDEN

Separation of dwellings to form two dwellings (plots 1 and 2), conversion of stables to form dwelling and erection of garage (plot 4) erection of replacement single storey extension (plot 2), erection of single storey link extension (plot 1), erection of car barn (plot 3) and internal alterations and the demolition of single storey extension (plot 2), demolition and reconstruction of single storey element (plot 4), demolition of single storey garage building and internal alterations (plots 1,2,3 and 4) at 5 Sutton Road.

RESOLVED: that the application be DEFERRED.

Reason

To allow the Planning Committee to attend a site visit.

v)10/01459/FUL – LAUNDE

Erection of two-storey and single storey extension at Launde Lodge Farm.

RESOLVED that the application be REFUSED, as set out in the report, for the following reason:

Reason

The extension, as a result of its siting, design and massing would harm the character and appearance of the existing dwelling and this area of particularly attractive open countryside. The proposal is therefore considered to be contrary to Policies IN/1, EV/4, EV/5, EV/7, HS/12 of the Harborough District Local Plan and the guidance contained within Supplementary Planning Guidance Notes 1, 5 & 8.

vi)10/01544/LBC– LAUNDE

Erection of two-storey and single storey extension at Launde Lodge Farm.

RESOLVED that the application be REFUSED, as set out in the report, for the following reason:

Reason

The buildings, although much altered, are within the long established curtilage of a Grade 2 listed building, Abbey Farm, and therefore they are curtilage listed buildings. The proposal due to its scale and massing is considered to harm rather than preserve the character and special interest of the listed buildings and to be out of keeping with the character and historic form of the range of outbuildings and is considered to result in a built form that will compete unfavourably with this established form. The proposal is therefore considered to be contrary to Policies EV/15 and EV/16 of the Harborough District Local Plan and the guidance contained within Planning Policy Statement 5.

vii)10/01470/FUL – GREAT BOWDEN

Change of use of land to from cemetery and extension to existing hard standing footway, Cemetery Ce2, Dingley Road.

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

Reason

The development hereby approved, by virtue of its nature, siting and use would not adversely affect the character and appearance of the landscape within this Area of Particularly Attractive Countryside, residential amenity, ecological or archaeological interests or give rise to additional traffic which would lead to a road safety hazard. The proposal is therefore

considered to comply with policies EV/4, EV/5, IN/1 and TR/3 of the Harborough District Local Plan. It is not considered that there are any material considerations which would outweigh the policies of the development plan or indicate that the proposal would result in demonstrable harm to interests of acknowledged importance.

viii)10/01477/FUL – THURNBY

Erection of single-storey front, side and rear extensions and detached store at rear (revised scheme of 10/00871/FUL) 682 Uppingham Road.

RESOLVED: that the application be APPROVED as set out in the report and supplementary information, with the addition of a note to the applicant\*\*, for the following reason:

Reason

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 would be subordinate to the main dwelling and of harmonious design, form and materials. The proposal is therefore considered to comply with policy HS/12 of the Harborough District Local Plan and Supplementary Planning Guidance Note 5 and no other material considerations indicate that the policies of the development plan should not prevail.

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Note to Applicant

You are advised that this proposal may require separate consent under the Building Regulations and that no works should be undertaken until all necessary consents have been obtained. Advice on the requirements of the Building Regulations can be obtained from the Building Control Section, Harborough District Council (Tel. Market Harborough 821090). As such please be aware that complying with building regulations does not mean that the planning conditions attached to this permission have been discharged and vice versa.

ix)10/01510/VAC – KIBWORTH BEAUCHAMP

Variation of condition 5 of 09/00131/FUL to not require the planting of a hawthorn hedge at 39 Church Road.

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

Reason

The development hereby approved, due to its siting, would not adversely affect the form, character and appearance of the settlement and Conservation Area, resident's amenity, nor result in additional traffic which would give rise to a road hazard. The proposal is therefore considered to comply with policies IN/1, TR/3, EV/11 and HS/10 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.

The Meeting ended at 8p.m.