

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 7th September 2021
commencing at 6.30pm.

Present:

Councillors: Dr Bremner, Mrs. Burrell, Frenchman, Galton, James, Liquorish, Modha (Chairman) and Mrs Nunn.

Officers: A. Eastwood, J. Felton, S. Green, N. Kwasa, and M. Patterson.

Apologies:

Councillors: Mrs Ackerley and Champion.

1. INTRODUCTIONS

The Chairman welcomed everyone to the meeting, introduced the officers present and highlighted the procedures for the smooth running of the meeting.

2. APOLOGIES FOR ABSENCE AND NOTIFICATIONS OF SUBSTITUTIONS

Apologies were received from Councillor Mrs Janette Ackerley and Councillor Barry Champion who was substituted by Councillor Dr Bremner.

3. DECLARATIONS OF MEMBERS' INTERESTS

Councillor Frenchman declared an interest in application 21/00974/FUL in that the Applicant is his friend. He noted that he would withdraw from the meeting at the appropriate time and would not take part in the discussion or vote.

Councillor Modha declared an interest in application 21/01353/FUL in that she is the Applicant. She noted that she would withdraw from the meeting at the appropriate time and would not take part in the discussion or vote.

4. MINUTES

RESOLVED that the minutes of the Planning Committee meeting held on 20th July 2021 be approved and signed by the Chairman as a true record.

5. REFERRALS UP TO COUNCIL BY THE PLANNING COMMITTEE

There were none.

6. QUESTIONS AND PETITIONS SUBMITTED BY THE PUBLIC

There were none.

7. APPLICATIONS FOR DETERMINATION

- i. Having declared an interest in the application, Councillor Frenchman left the meeting room.

The Development Planning Manager introduced the report in respect of application 21/00974/FUL - Land Adjacent to 1 Montrose Close, Market Harborough, Leicestershire - *Erection of a single storey dwelling (revised scheme of 20/01910/FUL)*.

A representation was heard in objection to the application from Lorraine Green. Members had the opportunity to question the speaker and Officers. Following the discussion, it was;

RESOLVED that Planning Permission is REFUSED, for the following reasons;

The subdivision of the host property garden, and the creation of a new residential plot in such a confined area, will result in a cramped and contrived form of development which fails to enhance the character of the area.

For these reasons, it is considered that the proposed development would fail to enhance its immediate setting and would cause unacceptable harm to the character and appearance of the area and constitute poor design. The scheme would therefore conflict with policies GD2 and GD8 of the Harborough Local Plan and the NPPF (particularly chapter 12 which refers to "Achieving well-designed places"), and Para 127, which states, decisions should ensure that development functions well and adds to the overall quality of the area.

Further, the proximity to adjoining properties, means that the residential amenity of both the host property and the adjoining property, 1 Montrose Close, which has principal windows facing onto the drive, will be compromised. The new property would also have very restricted private amenity space. As such, it is considered to be an un-neighbourly form of development, contrary to GD8 of the Harborough Local Plan.

Thus, whilst the proposal would boost the supply of housing and the economy by a very small amount and, is in an accessible location, due to the harm it would cause, it would not be a suitable windfall site within the meaning of paragraph 68c of the Framework.

Councillor Frenchman re-entered the meeting room.

- ii. The Strategic Growth Team Leader introduced the report in respect of application 21/001039/REM - Land Adj Glebe Farm, Coventry Road, Lutterworth - *Application for approval of appearance, landscape, layout and scale of Plots C and E at Magna Park Lutterworth South (ref. 15/00865/OUT) including two buildings ranging from 17,814 sqm GEA to 19,933 sqm GEA and at 18m height, internal roads, footways/cycleway, maintenance strips, foul and surface water drainage, landscaping, associated utilities and land reprofiling.*

A representation was heard in support of the application from the Agent, Louise Steele. Members had the opportunity to question the speaker 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.

- iii. The Strategic Growth Team Leader introduced the report in respect of application 21/01247/REM - Land at Mere Lane, Bittesby - *Application for approval of appearance, landscape, layout, scale and access (internal only), of Plot J at Magna Park, Lutterworth North (ref. 15/01531/OUT) including one building within Class B8 with ancillary office, with associated internal roads, footways/cycleway, bunding, maintenance strips, foul and surface water drainage, landscaping, associated utilities and land reprofiling.*

A representation was heard in support of the application from the Agent, Louise Steele. Members had the opportunity to question the speaker 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.

- iv. Having declared an interest in application 21/01353/FUL, Councillor Modha MOVED a motion to elect Councillor Mrs Burrell as Chairman to preside over the application. This was seconded by Councillor Nunn and RESOLVED unanimously. Councillor Modha left the meeting room.

The Development Planning Manager introduced the report in respect of application 21/01353/FUL - Firs Farm, Main Street, Illston On The Hill - *Erection of a detached garage.*

Members had the opportunity to question the Officers. Following the discussion, it was;

RESOLVED that the application be APPROVED for the reasons set out in the report.

8. URGENT MATTERS

There were no urgent matters to consider.

The meeting finished at 19:27