

HARBOROUGH DISTRICT COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE

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

10th August 2010

commencing at 6.30p.m.

Present:
Councillor Liquorish (Chairman)

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

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

Apologies for absence were received from Councillor Galton.

209 NOTIFICATION OF SUBSTITUTES

None were received.

210 MINUTES

RESOLVED: that the Minutes of the Meeting of the Planning Committee held on 13th July 2010 be approved as a true record and signed by the chairman.

211 DECLARATIONS OF MEMBERS INTERESTS.

Councillor Dr. S. Hill

Application 10/00623/FUL

Councillor Dr. S. Hill disclosed a personal and prejudicial interest in this item and withdrew from the Meeting for the duration of its debate and resolution. The nature of the interest was stated to be that she is the Vice-Chairman of the Police Authority.

Councillor Beaty

Application 10/00848/FUL

Councillor Beaty disclosed a personal and prejudicial interest in this item and withdrew from the Meeting for the duration of its debate and resolution.

Application 10/00818/FUL

Councillor Beaty disclosed a personal and prejudicial interest in this item and withdrew from the Meeting for the duration of its debate and resolution. The nature of the interest was stated to be that he is a partner in the business to which the application relates.

Application 10/00653/FUL

Councillor Beaty disclosed a personal, non-prejudicial interest in this item and remained present at the Meeting for its debate and resolution.

212 QUESTION AND WRITTEN PETITIONS SUBMITTED BY THE PUBLIC

None were received.

213 SITE INSPECTIONS

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

Councillors Beaty, Mrs. Burrell, Dr. S Hill, Holyoak, Johnson and Liquorish visited the sites concerned with applications:

10/00777/FUL – MARKET HARBOROUGH, 10/00653/FUL – MEDBOURNE, 10/00848/FUL – MEDBOURNE, 10/00818/FUL – MEDBOURNE and 10/00722/FUL – DRAYTON.

214 APPLICATIONS FOR DETERMINATION

Applications for determination were considered and the Committee's attention was drawn to the additional information and representations received in respect of applications:

10/00685/FUL- THEDDINGWORTH, 10/00431/HAZ – LUTTERWORTH, 10/00552/VAC – KIBWORTH BEAUCHAMP, 10/00653/FUL – MEDBOURNE, 10/00722/FUL – DRAYTON, 10/00848/FUL – MEDBOURNE, 10/00777/FUL – MARKET HARBOROUGH and 10/00818/FUL – MEDBOURNE.

10/00623/FUL – LUTTERWORTH

Erection of 14 B1/B8 Use industrial units, including new access and associated works, Industrial Units, Central Park.

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

Reason

The development hereby approved, by virtue of it being an appropriate use class (B1 and B8), is acceptable on land which is functionally and visually related to an existing industrial estate and will protect present and future employment opportunities in the area. The development, by virtue of its design, form, massing, scale, proportions, style and materials, would not adversely affect the character and appearance of the area and would not be detrimental to neighbouring amenities or highway safety. The development is considered to comply with Policies IN/1, EV/20, EV/22, EV/23, EM/2, TR/3 and TR/10 of the Harborough District Local Plan and Supplementary Planning Guidance Notes 1 (Design Principles), 7 (Industrial and Commercial Layout and Design Criteria), 9 (Landscape and New Development), 12 (Lighting in Town and Country), 13 (Crime Prevention and Reduction), 14 (Access for People with Disabilities) and 19 (Development and Flood Risk) and no other material considerations indicate that the policies of the development plan should not prevail. The development is also judged to comply with national policies/guidance PPS1 (Delivering Sustainable Development), PPS4 (Planning for Sustainable Economic Growth), PPG13 (Transport), PPS23 (Planning and Pollution Control), PPG24 (Planning and Noise) and PPS25 (Development and Flood Risk).

10/00685/FUL- THEDDINGWORTH

Conversion of barn to self-catering holiday accommodation at land at Laurels Farm, Station Road.

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

Reason

The proposal will contribute to the rural economy and complies with Local Plan policies EV5 & EV7.

Delegated authority was granted to the Development Control Manager to impose conditions on: implementation, materials, holiday accommodation restriction, access (surfacing and detail) and ecology (providing barn owl box(es)).

10/00431/HAZ – LUTTERWORTH

Application for Hazardous Substances Consent (re-submission of 09/00615/HAZ), Brenntag Logistics, Bilton Way.

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

Reason

In light of the advice received from the HSE and EA, the proposal presents no risk to public safety or the wider environment and as such this application for hazardous substances consent is acceptable.

10/00552/VAC – KIBWORTH BEAUCHAMP

Variation of condition 23 to allow the use of the pavilion outside the approved hours on no more than 24 occasions per annum and New Year Kibworth Cricket Club, Fleckney Road.

RESOLVED: that the application be APPROVED as set out in the report and supplementary information, subject to the amendment of condition 23 *, for the following reason:

Reason

Article 22 Statement of Reason(s) for granting permission:

The development hereby approved would not have an adverse affect on the amenity of the 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 of the Harborough district Local Plan and no other material considerations indicate that the policies of the development plan should not prevail.

*

Amended Condition 23

The premises shall not be used for the purposes approved after 11pm Monday to Thursday, 11.30pm Friday and Saturday and 10.20 pm on Sunday except:

on one occasion (not both Friday and Saturday) per calendar month the premises may be used up to 12.00 midnight on Fridays or Saturdays: and

for not more than four other occasions per annum the premises may be used up to 12.00 midnight: and

at New Years Eve.

Reason: To ensure that as far as possible the proposed use does not become a source of annoyance to the nearby residents and to ensure compliance with Policy IN/1 of the Harborough District Local Plan.

10/00653/FUL – MEDBOURNE

Erection of detached two storey dwelling and detached single garage (revised scheme of 10/00252/FUL) at Land Rear Of 29, Main Street.

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, scale and design, would not adversely affect the form, character and appearance of the settlement and Conservation Area, residents

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 3 no other material considerations indicate that the policies of the development plan should not prevail.

10/00722/FUL – DRAYTON

Erection of extensions to the front, rear and side and formation of a first floor at 43 Main Street.

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

Reasons

- (i) The proposal by virtue of its size, (i) scale and mass will not be a subordinate addition to 43 Main Street and will appear a dominant feature out of keeping with the form and scale of existing properties to detriment of street scene appearance and is therefore contrary to Harborough Local Plan policies HS12 and IN1(A)
- (ii) The proposal by virtue of its size, scale and mass will adversely affect 45 Main street by way of an overbearing impact to the detriment of residential amenity and is therefore contrary to Harborough Local Plan policy HS12.

10/00848/FUL – MEDBOURNE

Conversion of barns to create two dwellings, demolition of outbuildings and erection of detached garage block at Pagets Farm, 36 Main Street.

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

Reason

The development by virtue of its sympathetic nature and the extent of the alterations and extensions proposed, would not adversely affect the character and appearance of the conservation area, nor adversely affect the amenity of local residents, nor give rise to road safety hazard. The proposal is therefore considered to comply with Policies IN/1, EV/11, HS/11, TR/3 and TR/10 of the Harborough District Local Plan and Supplementary Planning Guidance Note 8 and no other material considerations indicate that the policies of the development plan should not prevail.

10/00777/FUL – MARKET HARBOROUGH

Extensions and alterations to form single storey additional classroom and meeting room/SEN room and erection of replacement rear entrance lobby at St Josephs Roman Catholic Primary School, Coventry Road.

RESOLVED: that the application be APPROVED as set out the report and supplementary information, subject to the amendment of Condition 2 **, for the following reason:

Reason

The development hereby approved, due to its siting, would not adversely affect the form and character of the settlement, residents amenity, nor 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 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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Amended Condition 2

No development shall commence on site until representative samples of the materials to be used externally in the construction of the approved building(s) have been deposited with and approved in writing by the Local Planning Authority. Materials selected should match the existing materials on site. Thereafter, the development shall be implemented in accordance with the approved details and retained in perpetuity, unless otherwise agreed in writing by the

Local Planning Authority. Reason: In the interests of visual amenity and to ensure that the development will harmonise with its surroundings and to accord with Policy IN/1 of the Harborough District Local Plan.

10/00818/FUL – MEDBOURNE

Construction of an anaerobic digestion plant comprising a digester tank, digestate storage tank, equipment building, maize clamp, farm yard manure clamp, underground collection tank, associated bunding, access, driveway & landscaping, Medbourne Grange, Drayton Road, Nevill Holt.

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

Reason

The development hereby approved, by virtue of its size, design, siting and use would sustain or improve the rural economy without adversely affecting the character and appearance of the countryside, residential amenity, ecological or archaeological interest or giving rise to additional traffic which would lead to a road safety hazard. Furthermore, the proposed development will meet the Government's objectives of increasing the amount of renewable energy provision, utilising local renewable resources. The proposal is therefore considered to comply with local plan policies IN/1, EV/4, EV/5, EV/20, EV/23 and TR/3 and the aims and objectives of PPS1 PPS7 and PPS22.

214 PLANNING COMMITTEE PROCEDURES

A report on Planning Committee procedures will be brought to the Meeting of the Planning Committee on 7th September 2010.

The Meeting ended at 9.00p.m.