

Harborough District Council
Minutes of the Planning Committee

Held at The Council Chamber,
The Symington Building, Adam & Eve Street,
Market Harborough, LE16 7AG
On 3rd December 2024
commencing at 6.30pm

Present:

Councillors: Bannister, Burrell (Chair), Elliott, Gair, James, Modha, Whelband,
Whitmore, Worrell.

Officers present: D. Atkinson (Director of Planning), N. Parry (Development Management Team Leader), M. Patterson (Strategic Growth Manager), N. Barnard (Head of Elections and Democratic Services, Monitoring Officer), E. Newman (Democratic Services Officer), J. Felton (Locum Solicitor).

Prior to the first item of the agenda, it was raised that there had been a potential resignation of a Councillor from their Political Group, and it was asked whether that affected the political balance of the Planning Committee. It was clarified that there were still discussions being had about the resignation, but for the moment it did not affect the political balance of the committee.

1. Apologies for Absence and Notification of Substitutions

Apologies were received from Councillor Johnson, who was substituted by Councillor Whitmore.

2. Declarations of Members Interests

The below declarations were received:

Councillor Whelband declared an interest in application 24/01357/OUT, The Causeway, Church Causeway, Church Langton, as he knew the applicant. He would not take part in the debate or vote on this application.

Councillor Gair declared an interest in applications 24/00932/VAC, Land East of Lutterworth, Gilmorton Road, Lutterworth and 24/01135/S106, Land East of Lutterworth, Gilmorton Road, Lutterworth, as a member of Lutterworth Town Council. He had not been part of the decision made on 24th September to object to the applications by Lutterworth Town Council. He had received approval from Lutterworth Town Council to engage in the debate and vote on these applications without repercussions.

Councillor Bannister declared an interest in 24/00528/OUT, Land North of Broughton Way, Broughton Astley as he is County Councillor for this division. He felt this would not impact on his ability to engage in impartial debate and vote.

Councillor Bannister declared an interest in 24/01357/OUT, The Causeway, Church Causeway, Church Langton as he knows the applicant, but felt that this would not impact his ability to engage in impartial debate and vote.

Councillor Bannister declared an interest in applications 24/00932/VAC, Land East of Lutterworth, Gilmorton Road, Lutterworth and 24/01135/S106 as he is a County Councillor for Leicestershire County Council, who is the applicant. He is also a part time employee for a registered objector, Alberto Costa MP. He would remove himself from the debate and vote on these applications.

Councillor Modha declared an interest in application 24/01357/OUT, The Causeway, Church Causeway, Church Langton as she knows the applicant. She would not take part in the debate or vote on this application.

3. Minutes

The minutes were proposed by Councillor Worrell and it was **RESOLVED** that the minutes of the Planning Committee meeting held on the 15th October 2024 be approved and signed by the Chairman as a true record.

4. Referrals up to Council by the Planning Committee

There were no referrals.

Prior to discussion of the applications for determination, the Committee agreed to adjourn for 15 minutes to review the Supplementary Information provided.

5. Applications for Determination 03 December 2024

Land North of Broughton Way – 24/00528/OUT

The Development Management Team Leader introduced the report in relation to application 24/00528/OUT, Land North of Broughton Way, Broughton Astley, outline application for the development of up to 17 self-build residential dwellings (access only to be considered).

Support was heard from the applicant's agent Joe Nugent, and representations were read on behalf of the applicants, Mr Poyner and James Scott.

A representation was also heard from the Ward Member Councillor Grafton-Reed.

The Committee was given the opportunity to question the speakers, and the officers in relation to the application. The Chair then opened the debate to the committee.

It was proposed by Councillor Whelband that the application be **REFUSED**. This was seconded by Councillor Worrell.

Following a vote, it was **RESOLVED** that:

Planning Permission is **REFUSED** for the following reasons:

The site adjoins the existing and committed built up area of a sustainable settlement (Broughton Astley); will help to meet an identified District-wide housing need for self- and custom-build housing; has a scale which cumulatively does not disproportionately exceed the size of Broughton Astley and its service provision; and subject to condition, could retain natural boundaries. However, it is not in a location suitable for housing as it is located within a defined Area of Separation and would result in loss of the visual separation of Broughton Astley and Sutton in the Elms and therefore detract from the open character of the Area of Separation, including when viewed from the public Right of Way through the site. Furthermore, the site is not allocated for housing and is for an amount of development that cannot be considered as windfall under the Broughton Astley Neighbourhood Plan. For these reasons, the proposal conflicts with policies H3 and EH2 of the Broughton Astley Neighbourhood Plan, policy H5 of the Harborough District Local Plan and paragraph 104 of the

NPPF, and there are no material considerations (including the provision of self-built plots) which outweigh the conflict with the development plan.

The proposal does not reflect the form and character of the existing settlement or respect and enhance the local character and distinctiveness of the settlement, causes loss of countryside and landscape harm to the site itself and fails to protect and enhance the public right of way and access to the countryside. The proposal is therefore contrary to Local Plan Policies GD2.2.e, GD8.1.a, d and j and GD5 and paragraph 104 of the NPPF.

Land to the West of Leicester Road, Market Harborough – 24/00888/FUL

The Development Management Team Leader introduced the report regarding application 24/00888/FUL, Land to The West of Leicester Road, Market Harborough, erection of 17 dwellings.

Support was heard from the applicants' agent Carl Stott.

The Committee was given the opportunity to question the speakers, and the officers in relation to the application. The Chair then opened the debate to the committee.

It was proposed by Councillor Worrell that the application be **APPROVED**. This was seconded by Councillor Modha.

Following the vote, it was **RESOLVED** that:

Planning Permission is **APPROVED** for the reasons set out in the report and subject to the recommended Planning Conditions outlined within Appendix B of the report and the signing of a legal agreement to secure the obligations set out in Appendix B.

Councillor Whelband and Councillor Modha left the room at 7.30pm for the duration of debate and vote on the following application.

The Causeway, Church Causeway, Church Langton – 24/01357/OUT

The Development Management Team Leader introduced the report in regard to application 24/01357/OUT, The Causeway, Church Causeway, Church Langton, outline application for up to two serviced plots for self-build and custom housebuilding (access and layout to be considered) (Revised scheme of 24/01127/OUT).

Support was heard from the applicant's agent Ronan Donohoe.

Representations were heard from Roz Folwell, on behalf of East Langton Parish Council.

The Committee was given the opportunity to question the speakers, and the officers in relation to the application.

It was proposed by Councillor Burrell that the application be **APPROVED**. This was seconded by Councillor Elliott.

Following the vote, it was **RESOLVED** that:

The application was **APPROVED** for the reasons given within the report and subject to: a) The Conditions outlined within Appendix B of the report b) The completion of a Unilateral Undertaking c) No new material planning considerations being received following the expiry of the press notice.

It was agreed that the committee would be adjourned for five minutes.

Councillor Bannister left the meeting at 7.48pm.

Councillors Whelband and Modha re-entered the meeting at 7.50pm.

24/00932/VAC, Land East of Lutterworth, Gilmorton Road, Lutterworth

The Strategic Growth Manager introduced the report in regard to application 24/00932/VAC, Land East of Lutterworth, Gilmorton Road, Lutterworth, hybrid planning application comprising outline application for development (including demolition) of up to 2750 dwellings, business, general industrial and storage and distribution uses, two primary schools, neighbourhood Centre, public open space greenspace, drainage features, acoustic barrier, and other associated infrastructure

(some matters reserved), and full application for the development of a spine road and associated junctions with the A426 north of Lutterworth, Gilmorton Road, Chapel Lane (including the partial closure and realignment of Chapel Lane to motor vehicles and horse riders), and the A4304 east of M1 Junction 20, comprising carriageway, footway, cycleway and associated infrastructure to include earthworks, bridge structures, services, drainage, landscaping, lighting and signage (variation of condition 50 (Traffic Signage), 51 (PRoW Strategy) and 54 (Pedestrian Crossings) and Removal of condition 20 (B8 limitation) of 19/00250/OUT).

Objections were heard from Stephen Walkley, Richard Nunn, on behalf of Lutterworth Town Council, and Alberto Costa MP.

Representations were also heard from Ward Members Councillor Jonathan Bateman, and Councillor Martin Sarfas.

Support was heard from the applicants' agent Daniel Robinson-Wells and officer of Leicestershire County Council (applicant) Stephen Holme.

The Committee was given the opportunity to question the speakers, and the officers in relation to the application. The Chair then opened debate to the Committee.

It was proposed by Councillor Whelband that the application be **APPROVED**. This was seconded by Councillor Elliott.

Following a vote, it was **RESOLVED** that:

Planning Permission is **APPROVED**, for the reasons set out in the report, subject to Deed of Variation to tie this consent to the original S106 agreement and subject to confirmation from the Crown Casework Unit that the Secretary of State has lifted the direction not to grant Planning Permission issued on 2nd December 2024.

A vote was taken to determine whether the debate would continue after the allotted three hours had elapsed. It was agreed by the committee that the debate would continue past 9.30pm if necessary.

Land East of Lutterworth, Gilmorton Road, Lutterworth - 24/01135/S106

The Strategic Growth Manager introduced the final report in regard to application 24/01125/S106, Land East of Lutterworth, Gilmorton Road, Lutterworth, varying the existing Section 106 Agreement for the East of Lutterworth SDA 19/00250/OUT to a minimum of 10% and a maximum of 40% affordable housing.

Objections were heard from Richard Nunn, on behalf of Lutterworth Town Council, and Alberto Costa MP.

Representations were also heard from Ward Members Councillor Jonathan Bateman, and Councillor Martin Sarfas.

Support was heard from the applicant's agent Daniel Robinson-Wells and officer of Leicestershire County Council (applicant) Stephen Holme.

The Committee was given the opportunity to question the speakers, and the officers in relation to the application.

It was proposed by Councillor Whelband that the application be **APPROVED**. This was seconded by Councillor Elliott.

Following the vote, it was **RESOLVED** that:

Planning Permission is **APPROVED**, for the reasons set out in the report, subject to Deed of Variation to the original S106 agreement and subject to confirmation from the Crown Casework Unit that the Secretary of State has lifted the direction not to grant Planning Permission issued on 2nd December 2024 or that the Direction does not apply to this application.

It was subsequently confirmed by the Crown Casework Unit on 5th December 2024 that the holding direction does not apply to this decision.

6. Any Urgent Business

There was none.

The Meeting ended at 21.45.

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