

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 21st June 2022
commencing at 6.30pm

Present:

Councillors: Champion (Chairman)

Mrs Ackerley, Burrell, Frenchman, Galton, James, Modha, Nunn and Whelband.

Officers present: D. Atkinson, A. Eastwood, N. Kwasa, N. Parry and M. Patterson.

Also present:

D. Carter-Hughes, Pathfinder Legal Services Ltd

1. INTRODUCTIONS

The Chairman welcome everyone to the meeting and highlighted the procedures for the smooth running of the meeting.

2. APOLOGIES FOR ABSENCE AND NOTIFICATIONS OF SUBSTITUTIONS

Apologies were received from Councillor Liqueurish who was substituted by Councillor Whelband.

3. DECLARATIONS OF MEMBERS' INTERESTS.

There were none.

4. MINUTES

Councillor Frenchman requested that the draft minutes at item 8. REVIEW INTO THE COUNCIL'S DEVELOPMENT MANAGEMENT SERVICE HANDLING INTO THE IMPLEMENTATION OF THE APPROVED LANDSCAPE PLAN, AT HURSLEY PARK, GREAT BOWDEN,

recommendation 2.5 be amended to reflect that he requested the enforcement policy be reviewed, rather than as currently worded; 'to consider whether the policy on enforcement be reviewed alongside this.' The Director, Planning and Regeneration confirmed that this would be updated to read;

'2.5 That the Planning Committee request the Scrutiny Commission explore how further oversight may be given to the Chairman and/or the Planning Committee regarding instances when changes are made to conditions on applications previously agreed by the Planning Committee and ask for the policy on enforcement to be reviewed.'

It was therefore,

RESOLVED that the minutes of the Planning Committee meeting held on 24th May 2022 as amended 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. TO CONSIDER APPLICATIONS FOR DEVELOPMENT PERMISSION

- i. The Area Planning Officer introduced the report in respect of application 21/02035/REM, Land at Airfield Farm, Leicester Road, Market Harborough - *Erection of 52 dwellings (Reserved matters for Phase 5 of 11/00112/OUT including details of appearance, landscaping and scale)*. The Committee had the opportunity to question Officers and following consideration of the report it was;

RESOLVED that Planning Permission is **APPROVED*** for the reasons set out in this report and subject to:

- **The Planning Conditions detailed in Appendix A.**

***Subject to amended plans satisfying LCC Highways latest comments (30.05.2022).**

- ii. The Area Planning Officer introduced the report in respect of application 21/02113/FUL- Archway House, Harborough Road, Lubenham - *Erection of new offices, studios and overnight accommodation, with associated car*

parking, solar PV canopy and landscaping (revised scheme of 21/01063/FUL). She directed Members to the Supplementary Information, which contained additional information sent in by the Applicant. She noted that Conditions 2 and 18 had been updated as follows;

Condition 2. Permitted Plans – remove -Landscape Strategy (Full Scheme) (351 4 421 F Rev A)

Condition 18 Landscaping Details remove “(based on the approved landscape strategy), which reflects the submitted landscape strategy”

This reflected the fact that the Landscape plan should not be approved as it incorrectly shows that all the trees around the lake are to be pollarded. She would require more information from the Applicant as to why that might be necessary, and the Applicant would be asked to submit further details for future consideration as part of a discharge of condition application. This would be shared with the Chairman of the Planning Committee. She also advised that a Tree Preservation Order (TPO) be considered.

Representations were heard in support of the application from the Applicant Alec Welton, and the Applicant’s Agent, Chris Green. The Committee then had the opportunity to question the speakers and Officers, and following the discussion the Committee requested that an emergency Tree Preservation Order be enacted on the site whilst the Landscape Plan was still in discussion.

It was then;

RESOLVED that, Planning Permission is APPROVED, for the reasons set out in the report, subject to: -

(i) The proposed conditions set out in Appendix A and as amended (with delegation to the Development Planning Manager to agree the final wording of these); and

(ii) The Applicant entering into a legal agreement under Section 106 of the Town and Country Planning Act 1990 to provide for the obligations set out in Appendix B (with delegation to the Development Planning Manager to agree the final wording and trigger points of the obligations)

- iii. The Area Planning Officer introduced the report in respect of application 21/02114/OUT, Archway House, Harborough Road, Lubenham - *Outline application for the erection of up to eight sustainable and energy positive self-build/custom build dwellings (access, landscaping, layout and scale to be considered).* She directed Members to the Supplementary Information. Representations were heard from the Applicant, Alec Welton and the Applicant’s Agent, Chris Green in support of the application. The Committee then had the opportunity to question the speakers and Officers and following the discussion it was;

RESOLVED that Planning Permission is REFUSED, for the reasons:

6) The site does not adjoin the existing or committed built up area of either Market Harborough or Lubenham and therefore fails policy GD2:2. The site is therefore within the countryside, where Local Plan policies GD3 and GD4 applies. The proposal for residential development does not meet any of the exceptions listed within GD4 and therefore also fails to satisfy this policy. The proposed development would not therefore constitute sustainable development. Whilst weight is attributed to the self/custom build nature of the proposal, this is not considered to be of such significant weight to indicate that the application should be determined otherwise than in accordance with the development plan when weighed against the adverse impacts of granting planning permission. The proposal is contrary to Harborough Local Plan policies GD1; GD2; GD3; GD4, H1 and H5 of the Harborough Local Plan and The Framework.

7) The site due to its remote location from services and facilities and walking distance in excess of 1km along a partially unlit busy high-speed Class A road to the nearest facilities (e.g. Lubenham pub and school and Market Harborough convenience shop – Spar, Coventry Road) would result in a high likelihood in reliance on the private motor vehicle. The proposed development would not therefore constitute sustainable development, contrary to Harborough Local Plan policies GD1, GD8 and IN2 and The Framework.

8) The proposed development, by virtue of its layout and scale, would create an anomalous form of built development which would be disjointed from the existing settlement of Lubenham and would stand out as an incongruous feature on this semi-rural approach into Market Harborough to the detriment of the character and appearance of the countryside. As such, the development would not be appropriate in this location, would not respect the character and distinctiveness of the existing landscape or the currently well-screened settlement of Market Harborough and, consequently, would not constitute a high standard of design. The proposed development would be contrary to the Harborough Local Plan Policies GD3, GD3, GD5, GD8, Lubenham Neighbourhood Plan Policy LNP 03 and The Framework.

- iv. The Strategic Growth Team Leader introduced the report in respect of application 22/00446/FUL, Land at Uppingham Road, Bushby (site is within Scraftoft) - *Construction of a single sports pitch (1.1ha), allotments (0.25ha) and associated access road, parking area and landscaping relating to the approved development of up to 275 dwellings on land at Charity Farm, Bushby (Outline Planning Application Ref. 14/01088/OUT), (resubmission of 17/01117/FUL).* He directed Members to the Supplementary Information. The Committee then had the opportunity to question Officers and requested that the conditions be amended as follows;

Amendment to Condition 15:

15. Prior to the commencement of development:

a) A detailed assessment of ground conditions of the land proposed for the new sports pitch as shown on the approved plans shall be undertaken (including soil type, drainage and topography) to identify constraints which could affect playing field quality; and

b) Based on the results of this assessment to be carried out pursuant to (a) above of this condition, a detailed scheme to ensure that the playing fields will be provided to an acceptable quality (including appropriate drainage where necessary) shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England.

The works shall be carried out in accordance with the approved scheme within a timescale to be first approved in writing by the Local Planning Authority after consultation with Sport England.

Replace Condition 10 with:

Prior to the first use of the hereby approved development, a scheme for the ongoing maintenance of the sports and allotments facility shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be operated and maintained in perpetuity in accordance with the approved scheme.

Note to Applicant:

Conditions 10 and 16 require agreement from local Ward Councillors as part of the Local Planning Authority approval process.

Following the discussion it was;

RESOLVED that Planning Permission is APPROVED, for the reasons set out in the report and subject to the conditions as set out above and in Section 8 of the report.

- v. The Area Planning Officer introduced the report in respect of application 22/00658/FUL, Market Harborough Rugby Club, Northampton Road, Market Harborough – *Installation of 2x 100lux LED Lighting systems and 14x lighting masts/columns for training areas and pitch*. She directed Members to the Supplementary Information. The Committee then had the opportunity to question Officers and following the discussion it was;

RESOLVED that Planning Permission is APPROVED for the reasons set out in this Committee report and subject to the Planning Conditions recommended in Appendix A.

8. ANY URGENT BUSINESS

There was none.

The Meeting closed at 8.22pm.