

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 15th October 2024
commencing at 7.00pm

Present:

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

Officers present: L. Finch – Development Management Team Leader, M. Patterson – Strategic Growth Manager, J. Felton – Locum Solicitor (online), E. Newman – Democratic Services Officer.

1. Apologies for Absence and Notification of Substitutions

There were no apologies.

2. Declarations of Members Interests

There were no declarations.

3. Minutes

The minutes were proposed by Councillor Elliott and it was **RESOLVED** that the minutes of the Planning Committee meeting held on the 16th July 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.

5. Land South of Kettering Road – 23/01615/VAC

The Strategic Growth Manager introduced the report regarding 23/01615/VAC, Land South of Kettering Road, erection of up to 600 residential dwellings, a primary school, a local centre comprising A1, A2, A3 and D1, provision of public open space and play areas, new roundabout access off Kettering Road, new vehicular link from Overstone House, construction of footways and cycleways, regrading of the site by means of 'cut and fill' and construction of structures to accommodate sustainable urban drainage systems. Variation of condition 4, (approved plans) and 9 (cycle route). Removal of condition 7 (site link road), and 13 (phasing plan) of 19/01989/VAC.

Support was heard from the Applicant's Agent Carl Stott.

Objections were heard from James Ward on behalf of Little Bowden Neighbourhood Forum.

The Committee was given the opportunity to question the speakers, and the officers in relation to the application. In this discussion, Cllr Whelband made a declaration that he is employed by Neil O'Brien MP, as his employer was mentioned by one of the speakers.

It was proposed by Councillor Modha that the application be approved. This was seconded by Councillor Elliott.

It was therefore **RESOLVED** that;

Planning Permission was **APPROVED**, for the reasons set out in the report, subject to a Deed of variation.

6. The Welland Quarter, St Mary's Road – 24/00458/VAC

The Development Management Team Leader introduced the application 24/00458/VAC, in relation to The Welland Quarter, St Mary's Road, Erection of 3 No, 4 and 5 storey apartment buildings (comprising a total of 77 residential units with balconies) (Class C3), associated parking and electric charging points, and change of use of existing vacant listed building to 6 flats, including refurbishment works, and external staircase to rear (revised description) (Variation of Condition 2 (approved plans) of 20/00718/FUL for design revision to include changes to external appearance, addition of a roof terrace, changes to layout including parking, changes to plot types).

Support was heard from the Applicant's Agent Ian Palmer.

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

It was proposed by Councillor Whelband that the application be approved. This was seconded by Councillor Gair.

It was therefore **RESOLVED** that;

Planning Permission was **APPROVED** for the reasons set out in this report and subject to the recommended Planning Conditions and Informative Notes in Appendix A and a Deed of Variation to be entered into in relation to the previously agreed Section 106 Agreement.

7. Land off Angell Drive – 24/00859/FUL

This application was withdrawn by the applicant, and therefore was not discussed by the Committee.

8. Pen-Y-Bryn, 102 Main Street, Foxton – 24/00730/FUL

The Development Management Team Leader introduced the next report on application 24/00730/FUL, Pen-Y-Bryn, 102 Main Street, Foxton, Demolition of existing dwelling and erection of replacement dwelling.

Foxton Parish Council submitted a written statement, and this was read out by the Chair.

The Committee was given the opportunity to question the officers, and discuss the application.

It was proposed by Councillor Worrell that the application be approved. This was seconded by Councillor Elliott.

It was therefore **RESOLVED** that;

Planning Permission be **APPROVED** for the reasons set out in this Committee report, subject to the conditions outlined in section 8.

9. Harborough Town Football Club – 24/00896/FUL

The Strategic Growth Manager introduced the final report on application 24/00896/FUL, Harborough Town Football Club, Installation of a 154 seated covered stand, two standing covered stands, a new turnstile, replacement toilet block, external catering unit, two storey Directors room, re-siting of two existing stands with the installation of a covered area between, installation of a double emergency exit gate.

There were no speakers on this application.

The Committee was given the opportunity to question the officers, and debate on the application.

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

Therefore it was **RESOLVED** that;

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

10. Any Urgent Business

There was no urgent business.

Meeting closed at 20:01.