

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 16 January 2024
commencing at 6.30pm

Present:

Councillors: Asher, Burrell (Chair), Elliott, Gair, James, Mahal, Modha, Whelband
and Worrell.

Officers present: A. Eastwood – Head of Development Management, M. Patterson – Strategic Growth Manager, N. Parry – Development Management Team Leader, J.Felton – Locum Solicitor (remote), C. Zacharia – Planning Enforcement Team Leader, C. Elsasser – Democratic Services Officer

1. Introductions

The Chairman welcomed everyone to the meeting and highlighted the procedures to ensure an effective, efficient, and transparent meeting.

2. Apologies for Absence and Notification of Substitutions

There were no apologies received.

3. Declarations of Members Interests

There were no declarations of interest.

4. Minutes

RESOLVED that the minutes of the Planning Committee meeting held on the 5 December 2023 be approved and signed by the Chairman as a true record.

5. Questions and Petitions Received by the public

There were no questions and petitions by the public received.

6. Referrals up to Council by the Planning Committee

There were no referrals.

7. Applications for Determination

A change of order was requested and accepted; what was originally item 3 was heard first:

1. The Head of Development Manager introduced the report in respect of application 23/01646/FUL, Land Adj Glebe Farm, Coventry Road, Lutterworth.

Use of Unit 6 Magna Park South permitted under planning permission 21/01039/REM for a Class B8 storage and distribution use and a Use Class E(g) and F1 Centre of Excellence (mixed use (Research and Development and Educational)), alterations to the approved elevations to create an entrance to the Centre of Excellence, alterations to the HGV/parking layout, extension to warehouse, installation of a sprinkler tank, test PV panels, and associated equipment and other works.

Support for the application was heard from the agent Dino Ustic. The Committee were then given the opportunity to question the speaker, and the officers.

It was **RESOLVED** that;

It would be delegated to the Head of Service Development Management to **APPROVE** for the reasons set out in the report and subject to:

- The recommended conditions set out in Section 8 of the report.
- The Head of Service being satisfied the comments made in representation by Leicestershire Highways have been addressed.

2. The Development Management Team Leader introduced the report in respect of 22/00814/FUL (NPA) 4 Station Street, Kibworth Beauchamp, Leicestershire. Demolition of existing house and outbuildings, alteration to existing access and erection of 10 units (6 x 1 bed flats and 4 x 2 bed bungalows).

Support for the application was heard from the applicant Ronan Donohoe. The Committee were then given the opportunity to question the speaker, and the officers.

It was **RESOLVED** that;

Planning permission was **APPROVED** for the reasons set out in the report and subject to:

- The Planning Conditions details in Appendix A;
- And the Applicant entering into a legal agreement under Section 106 of the Town and Country Planning Act 1990 to provide for the highway obligations set out (With delegation to the Development Planning Manager to agree the final wording and trigger points of the obligations).

3. The Development Management Team Leader introduced the next report in respect of application 23/01290/FUL, Land at Hog Lane, Hallaton. Proposed demolition of existing Parish store, erection of two dwellings (Alms housing) and associated external works.

Support for the application was heard from the applicant Alistair Brook.

The Committee were then given the opportunity to question the speaker, and the officers.

It was **RESOLVED** that;

Planning Permission was **APPROVED**, subject to the conditions outlined in Appendix A.

4. The Head of Development Manager introduced the report in respect of application 23/01190/FUL, The Hollies, Fleckney Road, Kibworth Beauchamp. Erection of a self-build dwelling for retirement living with associated parking and landscaping.

Support for the application was heard from the agent, Isabella Ingram.

The Committee were then given the opportunity to question the speaker and officers.

It was **RESOLVED** that;

Planning Permission was **APPROVED**, for the reasons set out in the report, subject to the conditions at Appendix A.

5. The Development Management Team Leader introduced the report in respect of application 23/01539/NMA 23/01538/PCD & 23/01614/PCD 23/01594/NMA (NPA).

Land at Airfield Farm 23/01539/NMA

- Non-material amendment to Condition 38 of 11/00112/OUT to adjust the timing of the opening of the link road, Land at Airfield Farm, MH23/01538/PCD
- Discharge of Condition 2 (Site Wide Phasing Programme) of 11/00112/OUT

Land at Manor Farm (Land to the West of Leicester Road, Market Harborough)

- 23/01614/PCD - Discharge of Condition 2 (Site Wide Phasing Programme) of
- 13/01483/OUT 23/01594/NMA - Non-material amendment to Condition 33 of
- 13/01483/OUT to extend the number of occupations allowed prior to the Link Road being made available for public use.

The Committee heard from Parish Councillor, Diana Cook, who was not in favour of the application and Richard Henderson spoke on behalf of the

applicant. The Committee then had the opportunity to question the speakers and the officers.

It was **RESOLVED** that;

The Non-Material Amendment applications and of Condition of Discharge applications were **APPROVED** for reasons set out in the report.

8. Planning Appeals Update

The Head of Development Management introduced the report. There were a total of 28 Planning appeal decisions made in the period. Of those, 8 appeals have been allowed (28.6%). It was explained that the opinions of the inspectors often varied and that lessons were learned from the process. The Committee thanked planning officers for all their dedication and hard work.

It was **RESOLVED** that;

The Committee **NOTED** and **CONSIDERED** the planning appeal outcomes set out at Appendix 1.

9. Enforcement Update

The Planning Enforcement Team Leader introduced the report. The report provided a summary on the performance of the planning enforcement service, over a six-month period between 1 June to 30 November 2023. It was explained that the decrease in performance was down to a loss of an experienced officer from the team. Members thanked the enforcement team for their dedication and hard work.

It was **RESOLVED** that;

The Planning Committee **NOTED** and **CONSIDERED** the planning enforcement related information contained in the report.

10. Lutterworth East Update

This was an exempt report. The public and press are excluded from the meeting under section 100A of the Local Government Act 1972 for consideration of the item(s) below on the grounds that it involves the likely disclosure of exempt information as defined by paragraph 1 of Part 1 of Schedule 12A to the Act, and that the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

This is due to the following reasons:

1. Information which is likely to reveal the identity of an individual
2. Information relating to the financial or business affairs of any particular person (including the authority holding that information).
3. Information which reveals that the authority proposes

a. to give under any enactment a notice under or by virtue of which requirements are imposed on a person; or

b. to make an order or direction under any enactment.

11. Any Urgent Business

There was no urgent business.

Meeting closed at 20:38