

HARBOROUGH DISTRICT COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE

held in the Cromwell Suite, Three Swans Hotel, Market Harborough

16th April 2013

commencing at 6.30p.m.

Present:

Councillor Liquorish (Chairman)

Councillors: Beaty, Mrs Burrell, Evans, Galton, Johnson, King,
McHugo, Mrs Robinson, Smith, Tomlin & Wood.

Officers: A. Eastwood, R. Hair, N. Stock, B. Stewart and G. Keeping

APOLOGIES FOR ABSENCE & NOTIFICATION OF SUBSTITUTES

No apologies were received.

MINUTES

RESOLVED: that the Minutes of the Meeting of the Planning Committee held on 12th March 2013 be approved and signed by the Chairman as a true record.

DECLARATIONS OF MEMBERS' INTERESTS

No declarations received.

QUESTIONS AND WRITTEN PETITIONS SUBMITTED BY THE PUBLIC

None were received.

SITE INSPECTIONS

The following Members attended site inspections arranged prior to the Meeting (Monday 15th April 2013):

Cllrs Mrs Burrell, Johnson, Liquorish, Mrs. Robinson & Smith.

The site visits were concerned with applications:

13/00052/FUL – Kimcote, 13/00060/FUL – Kimcote and 13/00164/OUT – Broughton Astley.

APPLICATIONS FOR DETERMINATION

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

13/00049/FUL – Hallaton, 13/00052/FUL & 13/00053/LBC – Kimcote, 13/00060/FUL – Kimcote, 13/00102/FUL – Kibworth Beauchamp, 13/00130/REM – Market Harborough, 13/00146/FUL – East Norton, 13/00165/OUT – Broughton Astley and 13/00164/FUL – Broughton Astley.

i) 13/00049/FUL HALLATON

Formation of pond to create wildlife habitat and installation of biodisc (retrospective);
Woodview, Horninghold Road, Hallaton

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

Reason

The development by virtue of its character and appearance is detrimental to the character and appearance of the countryside and contrary to Harborough District Core Strategy Policies CS11 & CS17. The decision has been reached taking into account 186-187 of the National Planning Policy Framework.

ii) 13/00052/FUL & 13/00053/LBC KIMCOTE

Demolition of two outbuildings; erection of detached dwelling including conversion of existing outbuilding; erection of detached garage with habitable accommodation (annexe) above to serve Hillbrook House; Hillbrook House, Poultney Lane, Kimcote

APPLICATIONS WITHDRAWN

iii) 13/00060/FUL KIMCOTE

Erection of a detached dwelling with associated double garage and formation of new vehicular access; Kyimbila, Poultney Lane, Kimcote

RESOLVED that: the application be APPROVED, for the following reason, subject to a planning obligation to secure affordable housing contribution and any conditions delegated to Development Control Manager:

Reason

The proposal will accord with three dimensions to sustainable development set out at paragraph 7 of the Framework and contribute to housing, including affordable housing, without detracting from issues such as highway safety, neighbour impact or character and appearance. Planning permission should therefore be granted. The decision has been reached taking into account 186-187 of the National Planning Policy Framework.

iv) 13/00102/FUL KIBWORTH BEAUCHAMP

Erection of 13 dwellings and associated garages, parking and landscaping; land rear of 8-28, High Street, Kibworth Beauchamp

RESOLVED that: the application be DEFERRED, for the following reason:

Reason

Deferred to allow consultation on revised plans received 11th April 2013.

v) 13/00130/REM MARKET HARBOROUGH

Unit type substitution for 76 of the approved 141 dwellings (ref 12/00424/REM); land at Glebe Road, Market Harborough

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

Reason

The principle of development on this site has been previously agreed. The development would undeniably alter the character and appearance of the site and alter the outlook from existing residential properties. However, through the information submitted it has been demonstrated that an acceptable development would be created. The development is therefore considered to comply with Core Strategy Policy CS11 and the advice contained within the NPPF. Furthermore the decision has been reached taking into account 186-187 of the National Planning Policy Framework.

vi) 13/00146/FUL EAST NORTON

Erection of a marquee and conversion of outbuildings for use for weddings and other events, associated parking and toilet facilities (revised scheme of 12/00876/FUL); Keythorpe Manor, Uppingham Road, Tugby

RESOLVED that: the application be APPROVED, as set out in the report and supplementary information, for the following reason, subject to the appended additional conditions:

Reason

The development hereby approved would be in keeping with the form, character and appearance of the surrounding settlement, would not have an adverse affect on the amenity of adjoining residents and would not result in additional traffic which would give rise to a road safety hazard. Furthermore 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 existing building, The proposal is therefore considered to accord with Harborough District Local Plan Policy HS/8 and Core Strategy Policies CS5, CS11 & CS15 and no other material considerations indicate that the policies of the development plan should not prevail, furthermore the decision has been reached taking into account 186-187 of the National Planning Policy Framework.

Conditions

- (i) Within two months of this decision a scheme for the monitoring of noise occurring at events hereby permitted and any associated mitigation shall be submitted to and approved in writing by the Local Planning Authority. The use shall thereafter only take place in accordance with the approved scheme. Reason: To safeguard neighbouring amenity.
- (ii) Delegated authority to Development Control Manager to agree an operationally acceptable condition controlling hours of use of the permitted events; events to end by midnight.

vii) SUSPENSION OF STANDING ORDERS

The Meeting continued until 9.30p.m. In accordance with Part 4, Section 1, Paragraph 9.1 of the Council's Constitution (Duration of Meeting), the Committee RESOLVED that the Meeting should continue for the duration of the remaining items.

viii) 13/00165/OUT BROUGHTON ASTLEY

Erection of medical centre and pharmacy, with associated access and vehicle parking (all matters reserved); land off Frolesworth Road, Broughton Astley

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

Reason

The proposal represents inappropriate development in countryside as described in Core Strategy Policy CS17 and will detract from its character and appearance. Further the use at this location is likely to rely on trips by car and not generally reduce the need to travel. The

proposal is therefore contrary to Core strategy Policies CS5, CS16 and CS17 and other considerations including use of the site for medical facilities does not outweigh this conflict. This decision implements paragraphs 186 and 187 of the Framework.

ix) ADJOURNMENT

The Chairman announced that the Meeting be adjourned at 9.40p.m., at the request of the Development Control Manager, to consider the implications of the refusal decision for 13/00165/OUT. The Meeting resumed at 9.51p.m.

x) 13/00164/FUL BROUGHTON ASTLEY

Erection of 115 dwellings with associated access, parking and public open space (revised scheme of 12/01495/FUL); land off Frolesworth Road, Broughton Astley

The Development Control Manager's recommendation was revised, taking decision 13/00165/OUT into account:

Revised recommendation:

REFUSE for the following reason:

The proposal, comprised solely of housing development, would not result in a mixed use development and would fail to ensure the provision of additional retail, community facilities or employment opportunities to serve Broughton Astley. The proposal would therefore fail to comply with Core Strategy Policy CS16(a). In addition, Harborough District Council is currently able to demonstrate an up-to-date five year supply of deliverable sites for housing. The proposal would be sited outside Broughton Astley's defined Limits to Development, and would therefore result in encroachment into the countryside to detriment of its character and appearance. The proposal is therefore contrary to Policies CS2, CS16 and CS17 of the Harborough District Core Strategy. The decision has been reached taking into account 186-187 of the National Planning Policy Framework.

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

Reason

The proposal, comprised solely of housing development, would not result in a mixed use development and would fail to ensure the provision of additional retail, community facilities or employment opportunities to serve Broughton Astley. The proposal would therefore fail to comply with Core Strategy Policy CS16(a). In addition, Harborough District Council is currently able to demonstrate an up-to-date five year supply of deliverable sites for housing. The proposal would be sited outside Broughton Astley's defined Limits to Development, and would therefore result in encroachment into the countryside to detriment of its character and appearance. The proposal is therefore contrary to Policies CS2, CS16 and CS17 of the Harborough District Core Strategy. The decision has been reached taking into account 186-187 of the National Planning Policy Framework.

ix) 13/00155/FUL and 13/00156/LBC DUNTON BASSETT

Installation of up to 18 solar PV panels to south-eastern facing roof slope of outbuilding; 12 Bennetts Hill, Dunton Bassett

RESOLVED that: the applications be APPROVED, as set out in the report, for the following reasons:

Reasons

13/00155/FUL

The development hereby approved, by virtue of its extent, siting, design, form and massing, would not adversely affect the amenity of local residents or local highway safety, would

respect the character and appearance of the local area, respond appropriately to the site's characteristics, and would preserve the setting and significance of the Grade II listed building. The proposal therefore complies with Policies CS5, CS8, CS9, CS11 and CS17 of the Harborough District Core Strategy, and no other material considerations indicate that the policies of the development plan should not prevail. Furthermore, this decision has been reached taking into account paragraphs 186 and 187 of the National Planning Policy Framework.

13/00156/LBC

The works proposed would respect the character, setting and significance of the Grade II listed building such that they would not detract from its special architectural or historic character. The proposals therefore comply with Harborough District Core Strategy Policy CS11 and the relevant paragraphs of the National Planning Policy Framework.

The Meeting ended at 10.05p.m.