

HARBOROUGH DISTRICT COUNCIL  
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE

held in the Council Chamber,  
Council Offices, Adam and Eve Street, Market Harborough

9<sup>th</sup> October 2012

commencing at 6.30p.m.

Present:  
Councillor Liquorish (Chairman)

Councillors: Beaty, Mrs. Burrell, Galton, Hallam, Holyoak, Johnson, King, McHugo,  
Mrs. Robinson, Smith and Mrs. Wood.

Officers: A. Eastwood, L. Finch (until 7.50p.m.), E. O'Neill, E. Page and M. Patterson.

Apologies for absence were received from Councillor Tomlin (Councillor Hallam substituted).

248 INTRODUCTIONS

The Chairman welcomed all those present, introduced the Officers in attendance and indicated the location of fire escape and W.C. facilities.

The Chairman asked that all those present turn off their mobile telephones.

249 NOTIFICATION OF SUBSTITUTES

Councillor Hallam substituted for Councillor Tomlin.

250 MINUTES

RESOLVED: that the Minutes of the Meeting of the Planning Committee held on 18<sup>th</sup> September 2012 be approved and signed by the Chairman as a true record.

251 DECLARATIONS OF MEMBERS' INTERESTS

*Councillor Smith*

*Application 12/1043/FUL*

Councillor Smith disclosed a personal interest which was stated to be non-prejudicial and remained present for the debate and resolution of the application. The nature of the interest was stated to be that one of the speakers was known to him.

*Councillor Beaty*

*Application 12/01087/FUL*

Councillor Beaty disclosed a personal interest which was stated to be non-prejudicial and remained present for the debate and resolution of the application. The nature of the interest was stated to be that he knew the agent acting for the applicant.

252 QUESTIONS AND WRITTEN PETITIONS SUBMITTED BY THE PUBLIC

None were received.

253 SITE INSPECTIONS

The following Members attended a site inspection arranged prior to the Meeting (Monday 8<sup>th</sup> October 2012) in respect of the following application:

Councillors Beaty, Mrs. Burrell, Holyoak, Johnson, Liquorish, Mrs. Robinson, Smith and Mrs. Wood attended the sites concerned with applications: 12/01043/REM – Husbands Bosworth and 12/01087/FUL – Laughton.

#### 254 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:

12/00711/FUL – Carlton Curlieu, 12/00900/OUT– Lutterworth, 12/01043/REM – Husbands Bosworth, 12/1087/FUL – Laughton, 12/01128/FUL – Tilton On The Hill And 12/01159/FUL – Kibworth Beauchamp.

##### (i) 12/00711/FUL – CARLTON CURLIEU

Erection of one wind turbine (102m to tip of blade) and associated ancillary infrastructure at Land OS 6256, Main Street, Carlton Curlieu.

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

##### Reason

The proposal, by virtue of the size, siting, design and prominence of the turbine, would appear as a dominant and visually intrusive feature in the landscape, and would detrimentally affect the character of the local High Leicestershire landscape. The proposed development is therefore contrary to Policy CS9, CS11 and CS17 of the Harborough District Core Strategy and Regional Plan Policy 40.

The proposal does not demonstrate that it will not harm habitats or species which are protected or which are of importance to biodiversity and is therefore contrary to Policy CS8 of the Core Strategy.

##### (ii) 12/00900/OUT – LUTTERWORTH

Residential development comprising 130 dwellings and a 1.2ha cemetery, with associated infrastructure including public open space (outline application with all matters reserved for subsequent approval), Land at Leaders Farm, Coventry Road, Lutterworth.

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

##### Reason

The proposed development would result in the loss of a site identified for B1 employment and cemetery use in the saved Local Plan Policy LW/2. However the undeveloped nature of the site since before 2001 for employment uses and in the context of paragraph 22 of the NPPF weigh in favour of the site not being identified in the Allocation DPD solely for employment uses. The proposal would make an important contribution to the delivery of housing, including affordable housing for Harborough District and would also provide a cemetery, without having an adverse impact on interests such as highway safety, residential amenity, cultural heritage or the character of the surrounding countryside. The proposal generally satisfies the aims and objectives of the NPPF, and the grant of permission will not seriously undermine the likely achievement of policy objectives including the Council's adopted Core Strategy and Planning for Growth (March 2011). Given the identified benefits of the scheme a departure from to Policies LW/5, LW/8, HS/8 and EM/2 of the Harborough District Local Plan is justified.

(iii) 12/01043/REM – HUSBANDS BOSWORTH

Erection of three dwellings (reserved matters of 09/00623/OUT) at 13 Church Lane, Husbands Bosworth.

RESOLVED that: the application be APPROVED as set out in the report and supplementary information, subject to an amendment to Condition 18\*, for the following reason:

Reason

The development hereby approved would be in keeping with the scale, form and character of the surrounding settlement, would complement the character and distinctiveness of the site's surroundings and respond appropriately to the site's characteristics, would preserve or enhance the character and appearance of Husbands Bosworth Conservation Area, 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. The proposal is therefore considered to comply with Policies CS1 (g) & (i), CS2 (b), CS5, CS8, CS9, CS10, 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.

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Amended Condition 18

Notwithstanding the details shown on the plans hereby approved, before any development is commenced on site a landscape scheme, i.e. hard and soft landscape works, **to include a replacement tree**, shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall indicate the treatment proposed for all ground surfaces, grassed areas, and fences and walls to be erected. The development shall be implemented fully in accordance with the approved details prior to the first occupation of the development hereby permitted, and shall be retained as such thereafter and in perpetuity. {\ul Reason}: To enhance the development, safeguard the appearance of the area and the living conditions of neighbouring residents, and in the interests of highway safety and to ensure compliance with Policies CS5 and CS11 of the Harborough District Core Strategy.

(iv) 12/1087/FUL – LAUGHTON

Conversion and extension of dairy buildings to form dwelling; alterations and extension of existing agricultural shed to form stables and workshop; conversion of dairy building to form office; creation of ménage: all to form live/work unit for saddlery business.

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

Reason

The proposed conversion/extension and associated buildings comply with Paragraphs 21, 28 and 55 of the NPPF and Core Strategy policies 11 and 17. Furthermore, the proposed buildings are of an acceptable scale based on the requirements of the enterprise and would not have a detrimental impact on the character of the countryside/Conservation Area. The proposal will support rural economic growth, facilitate flexible working practises and would re-use a redundant/disused building and enhance the immediate setting. As such, benefits are considered to be of sufficient weight to outweigh any harm to the character and appearance of the countryside. For these reasons the application is recommended for approval as it complies with the aforementioned policies.

(v) 12/01128/FUL – TILTON ON THE HILL

Erection of 6 affordable dwellings, Land OS 3000 Melton Road.

Councillor Rook addressed the Committee in his capacity as Ward Member for the area.

RESOLVED that: the application be APPROVED as set out in the report and supplementary information, subject to an amendment to Condition 5\*\*, for the following reason:

Reason

Whilst this site would not normally be considered suitable for housing due to its location outside of the limits to development, this development will provide a 100% affordable housing scheme and as such is considered to be a rural exception site which is supported by a local needs study. Further the site is well related to the existing settlement and is accessible to public transport, community facilities and services. The development by virtue of its scale, design and appearance is considered to reflect the surrounding built form without adversely affecting neighbouring amenity. The development therefore complies with policy CS3, CS11 and CS17 of the Harborough District Core Strategy and the aims and objectives of the NPPF.

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Amendment to Condition 5

The wording '*the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing*' to be deleted.

(vi) 12/01159/FUL – KIBWORTH BEAUCHAMP

Erection of 154 dwellings comprising phases 3, 4 & 5 of existing consent, Land off Warwick Road.

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

Reason

The development hereby approved would preserve the surrounding form and character of the 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. The proposal is therefore considered to comply with the National Planning Framework, Core Strategy Policies CS2, CS3, CS5 and CS/11 and saved policy KB/1 of the Harborough District Local Plan and no other material considerations indicate that the policies of the development plan should not prevail.

The Meeting ended at 8.15p.m.