

HARBOROUGH DISTRICT COUNCIL
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE

held in

The Council Chamber, The Symington Building, Market Harborough

7th October 2014
commencing at 6.30p.m.

Present:
Councillor Mrs Page (Chairman)

Councillors: Mrs Ackerley, Beaty, Mrs Burrell, Evans, Galton, Hall, Holyoak, Johnson,
Mrs Robinson & Tomlin

Officers: A. Eastwood, L. Finch, M. Patterson, K. Mistry & G. Keeping

194 APOLOGIES FOR ABSENCE & NOTIFICATION OF SUBSTITUTES

No apologies were received.

195 MINUTES

RESOLVED: that the Minutes of the Meeting of the Planning Committee held on 2nd September 2014 be approved and signed by the Chairman as a true record.

196 DECLARATIONS OF MEMBERS' INTERESTS

Cllr Beaty *Application 14/00786/FUL*
Councillor Beaty disclosed an interest in this item. The nature of the interest was stated to be that the applicant was known to him. Cllr Beaty stated that he would withdraw from the Meeting when the application was considered.

Cllr Mrs Page Councillor Mrs Page stated that a number of the speakers were known to her, but that she maintained an open mind in respect of the applications.

197 QUESTIONS AND WRITTEN PETITIONS SUBMITTED BY THE PUBLIC

None had been received.

198 SITE INSPECTION

The following Members attended the site inspection arranged prior to the Meeting (Monday 6th October 2014): Cllrs Mrs Ackerley, Beaty, Mrs Burrell, Hall, Johnson and Mrs Robinson.

The site visit was concerned with application 14/00875/FUL Market Harborough.

199 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:

14/00786/FUL Stonton Wyville, 14/00862/FUL Gaulby, 14/00875/FUL Market Harborough, 14/01082/FUL Lutterworth, 14/01088/OUT Thurnby & 14/01168/FUL Tur Langton.

i) 14/00875/FUL MARKET HARBOROUGH

Creation of a ball Court (to include ground remodelling, retaining wall, hardsurfacing and the erection of a weldmesh fence) (retrospective) and the erection of an acoustic boundary fence (revised scheme of 13/01283/FUL); the Ridgeway Primary School, The Ridgeway Market Harborough, Leicestershire.

The Chairman reported that the application had been DEFERRED to the next meeting of the Planning Committee to allow for the evaluation of additional information.

ii) 14/00281/VAC FLECKNEY

Variation of condition 6 of permission 12/00181/FUL to allow operational hours of 0600-2200 (Mondays to Fridays) and 0800-1700 (Saturday - Sunday); Coba Plastics Ltd, Marlborough Drive, Fleckney, Leicestershire.

RESOLVED:

That the variation to condition 6 and additional conditions 8 & 9 be APPROVED, as set out in the report.

iii) 14/00786/FUL STONTON WYVILLE

Erection of an agricultural worker's detached dwelling; land adjacent Stone Cottage, Main Street, Stonton Wyville, Leicestershire.

Cllr Beaty left the meeting for the duration of this item. Cllr Tomlin arrived during the item, but took no part in the consideration of the application.

RESOLVED:

That the application be REFUSED, as set out in the report and supplementary information, for the following reasons:

Reasons

1. The applicant has failed to demonstrate that the proposed dwelling is capable of being sustained by the agricultural enterprise. In the absence of an agricultural justification, the proposed dwelling would result in a new residential development in the open countryside, having an adverse effect on the character and appearance of the countryside. The proposal would therefore represent an inappropriate and unsustainable form of development within the open countryside, which would not comply with the Framework's presumption in favour of sustainable development; and insufficient justification has been provided to demonstrate why the proposed development should override local or national planning policy. The proposal therefore fails to comply with Policies CS2 (a), CS5, CS9 and CS17 of the Harborough District Core Strategy and paragraphs 14 and 55 of the National Planning Policy Framework.

2. In the absence of any evidence to demonstrate that the Flood Risk Sequential Test has been applied and Flood Risk Assessment undertaken and given the proposal is in Flood zone 3 with a high probability of flooding. The proposal is likely to compromise the flood plain, lead to proposed development being flooded and

increase flooding elsewhere. The proposal is therefore contrary to Policy CS10 of the Harborough District Core Strategy.

iv) 14/00862/FUL GAULBY

Erection of American barn and horsewalker; land north west of Norton Lane, Gaulby, Leicestershire.

RESOLVED:

That the application be APPROVED, as set out in the report and supplementary information, for the following reason and subject to the following additional condition:

Reason

The development hereby approved will respect and enhance the local character, building materials and distinctiveness of the area in which they are situated and respect their landscape setting. The scale and design of the development will not damage the character of the area and residential amenity will be safeguarded. The proposal is therefore considered to accord with Harborough District Core Strategy Policies CS11 and CS17 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.

Additional condition:

6. The construction of the barn shall be in accordance with the supporting information received on the 24th and 26th September 2014 supplemented by email 06/10/2014 including confirmation the barn will be at least 1.5m from existing trees. Reason: The adjacent trees contribute to the landscape character of the area and following these recommendations will ensure that the development will not harm these trees and that the development would be in accordance with Policy CS11 of the Harborough District Core Strategy.

v) 14/00876/FUL BRUNTINGTHORPE

Erection of two storage buildings with associated vehicle access and parking; land (Lot 5), Bruntingthorpe Industrial Estate, Mere Road, Upper Bruntingthorpe, Leicestershire.

RESOLVED:

That the application be APPROVED as set out in the report, for the following reasons:

Reasons

The development hereby approved, by virtue of its scale, design, form and massing, would not adversely affect the amenity of local residents, or result in additional traffic which would give rise to a road safety hazard; would respect the character and distinctiveness of the site's surroundings and respond appropriately to the site's characteristics. The proposal accords with Harborough District Core Strategy EM/2 and CS/11 would help to support the local economy in accordance with Paras 28 and 34 which recognise that sustainable transport solutions vary from urban to rural areas. By virtue of its location, the proposal would not normally be considered sustainable conflicting with Policies CS5, CS7(f) and CS17 of the adopted Core Strategy but the economic benefits are considered to outweigh any harm identified.

vi) 14/00935/FUL GREAT EASTON

Change of use from Horsiculture to dog day care centre and erection of two agricultural timber buildings; land off Stockerston Lane, Great Easton, Leicestershire.

RESOLVED:

That the application be REFUSED for the following reason:

Reason

The development hereby proposed, by virtue of its location, size and design will adversely affect the character and appearance of the surrounding countryside. The proposal is therefore considered to conflict with Harborough District Core Strategy Policy CS17 and SPG Note 6 and no material considerations indicate that the policies of the development plan should not prevail. The decision has been reached taking into account paragraphs 186-187 of the National Planning Policy Framework.

vii) 14/01082/FUL LUTTERWORTH

Change of use from Class B1 (Business) to Class A3 (Restaurant and Cafe) and A4 (Drinking Establishment), alterations to shopfront, and installation of 2no air conditioning units to rear elevation; HDC Service Shop, 19 - 21 Market Street, Lutterworth, Leicestershire.

RESOLVED:

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

Reason

The development hereby approved, by virtue of its scale, design, form and massing, would not adversely affect the living conditions of local residents, or result in additional traffic which would give rise to a road safety hazard, or adversely affect highway safety in the locality; would complement the character and distinctiveness of the site's surroundings and preserve or enhance the form, character and appearance of the settlement, and would respond appropriately to the site's characteristics. The proposal therefore complies with Policies CS1, CS5, CS6, CS7, CS8, CS9, CS10, CS11 and CS14 of the Harborough District Core Strategy, and retained Harborough District Local Plan Policies SH/1 and LW/9, and no other material considerations indicate that the policies of the development plan should not prevail.

viii) 14/01168/FUL TUR LANGTON

Demolition of former public house and erection of 6no dwellings with associated landscaping and car parking; The Bulls Head, Shangton Road, Tur Langton, Leicestershire.

RESOLVED:

That the application be APPROVED for the following reason, with delegated authority to the Development Services Manager to impose necessary conditions including permitted development restriction, amended plans, implementation, affordable housing, highways and materials:

Reason

The proposal will have no significant or demonstrable harm on the character and appearance of the settlement by virtue of the size and position of the proposed rear dwellings. The proposal therefore complies with the National Planning Policy Framework and to Harborough District Core Strategy Policies CS2, CS11 and CS17.

200 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 item.

x) 14/01088/OUT THURNBY

Development of up to 275 dwellings and up to 500 sq.m of retail use (Class A1) with associated infrastructure, including means of access, open space and landscaping (Revised scheme of Outline Planning Application 13/01306/OUT); land at Uppingham Road, Bushby, Leicestershire.

RESOLVED:

That the application be DEFERRED, for the following reason:

Reason

To allow time for draft heads of terms for the Section 106 Agreement to be received by the Council and for the following issues to be considered in more detail:

- off-site highway requirements;
- links to the adjacent Jelson Ltd development;
- the provision of community facilities;
- the layout of open-space, including the representations of the HDC Open Spaces Manger in the Supplementary Information;
- discussion of the situation regarding public footpath D20 from the LCC Footpaths Officer;
- mechanisms for securing the retail unit; and
- the provision of allotments.

The Meeting ended at 9.57p.m.