

HARBOROUGH DISTRICT COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE

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

1<sup>st</sup> May 2012

commencing at 6.30p.m.

Present:  
Councillor Liquorish (Chairman)

Councillors: Beaty, Mrs. Burrell, Galton, Graves, Hall, Holyoak,  
Johnson, McHugo, Smith, Tomlin and Mrs. Wood.

Officers: A. Eastwood, E. O'Neill, N. Parry and V. Wenham.

619 NOTIFICATION OF SUBSTITUTES

None received.

620 MINUTES

RESOLVED: that the Minutes of the Meeting of the Planning Committee held on 3<sup>rd</sup> April be approved and signed by the Chairman as a true record.

621 DECLARATIONS OF MEMBERS' INTERESTS

None were received.

*Councillor Beaty*

*Application 12/00280/FUL*

Councillor Beaty disclosed a personal and prejudicial interest in this item and withdrew from the Meeting for its debate and resolution. The nature of the interest was stated to be that he was involved with the Fernie Hunt.

*Councillor Hall*

*Application 12/00280/FUL*

Councillor Hall disclosed a personal and prejudicial interest in this item and withdrew from the Meeting for its debate and resolution. The nature of the interest was stated to be that he was a Committee Member of the Fernie Hunt.

*Councillor Smith*

*Application 12/00280/FUL*

Councillor Smith disclosed a personal and prejudicial interest in this item and withdrew from the Meeting for its debate and resolution. The nature of the interest was stated to be that one of the speakers on the application was known to him.

623 QUESTIONS AND WRITTEN PETITIONS SUBMITTED BY THE PUBLIC

None received.

624 SITE INSPECTIONS

The following Members attended site inspections arranged prior to the Meeting (Monday 30<sup>th</sup> April 2012) in respect of the following applications:

Councillors Beaty (11/01780/FUL – Kibworth Harcourt and 12/00181/FUL – Fleckney only), Mrs. Burrell, Holyoak, Johnson, Liquorish and Smith attended the sites concerned with: applications 12/00280/FUL – Great Bowden, 11/01780/FUL – Kibworth Harcourt and 12/00181/FUL – Fleckney

#### 625 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:

12/00080/FUL – Great Easton, 12/00181/FUL – Fleckney and 12/00280/FUL – Great Bowden.

#### i) 11/01780/FUL – KIBWORTH HARCOURT

Substitution of house type to plot 4 of 11/00799/FUL to include first floor side extension at Pinecote, Albert Street.

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

##### Reason

The dwelling hereby approved will respect the local character and qualities of the area and not damage the street scene. The proposal will also safeguard residential amenity. The proposal is therefore considered to accord with Harborough District Core Strategy Policies CS2 and CS11 and no other material considerations indicate that the policies of the development plan should not prevail.

#### ii) 12/00040/FUL – MARKET HARBOROUGH

Substitution of house types to plots 329,330, 347-350, 355, 356, 609, 610, 613, 614 and amendments to garaging/parking -Land west of Farndon Road.

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

##### Reason

In the opinion of the District Planning Authority, 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. Furthermore the proposal and its supporting environmental information including that considered at outline stage indicates no adverse environmental impact will arise that has not been assessed and shown to have no adverse impact. The proposal is therefore considered to comply with the National Planning Framework, Core Strategy Policies CS2, CS5 and CS/11 and saved policies; MH/3 and HS/8 of the Harborough District Local Plan and no other material considerations indicate that the policies of the development plan should not prevail.

#### iii)12/00080/FUL – GREAT EASTON

Mixed use development comprising 12 dwellings, 8 live/work units and a rural community business hub at Land At Gatehouse Lane, Caldecott Road, Great Easton, Leicestershire.

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

##### Reason

Notwithstanding, the fall back position; the previously developed land or housing supply, the proposal would represent unsustainable development outside of the limits of development of Great Easton. The proposal if permitted would have an suburbanising effect which would have adverse effect on the character and appearance of the area. The proposal is therefore contrary to Core Strategy policies, CS11 and CS17.

iv)12/00143/FUL – WEST LANGTON

Demolition of existing greenhouse; alterations and extensions to building to form retail area and cafeteria at Glen Stewart Nursery, Melton Road, East Langton.

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

Reason

The development hereby approved will contribute to the expansion of an existing rural business and employment development. The building is of a scale and design sensitive to its landscape setting and the amenity of neighbouring residents is safeguarded. The proposal therefore accords with Policies CS7, CS11 and CS17 of the Harborough District Core Strategy and the National Planning Policy Framework.

v)12/00181/FUL – FLECKNEY

Erection of Engineering centre, COBA Plastics, Marlborough Drive, Fleckney.

RESOLVED that: the application be APPROVED as set out in the report and supplementary information, subject to the addition of three conditions (to become Conditions 6, 7 and 8)\* for the following reason:

Reason

The development hereby approved, by virtue of it being an appropriate use class (B1, B2 or B8), size and design would not adversely affect amenities of adjoining residents, nor result in additional traffic which would give rise to a road safety hazard. Furthermore, the development will generate employment opportunities in the district. The proposal is therefore considered to accord with Harborough District Core Strategy Policies CS7 & CS11 and no other material considerations indicate that the policies of the development plan should not prevail.

\* Additional Conditions

Condition 6

The building shall only be used between the hours of 08:00 and 17:00 from Mondays to Fridays. REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the neighbouring residents and to accord with Harborough District Core Strategy Policy CS11.

Condition 7

This consent relates to the application as amended by revised plan no. 78:11:26, 78:11:23, 78:11:20, 78:11:21 and design and access statement attached to and forming part of this consent. REASON: for the avoidance of doubt.

Condition 8

No development shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:

- (a) indications of all existing trees and hedgerows on the land;
- (b) details of any trees and hedgerows to be retained, together with measures for their protection in the course of development;
- (c) details of new evergreen planting on top of the bund
- (d) all species, planting sizes and planting densities, spread of all trees and hedgerows within or overhanging the site, in relation to the proposed buildings, roads, and other works;

- (e) finished levels and contours;
- (f) means of enclosure;
- (g) hard surfacing materials;
- (h) minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units, signs, lighting etc);
- (i) retained historic landscape features and proposed restoration, where relevant.
- (j) programme of implementation.

Thereafter the development shall be implemented fully in accordance with the approved details and retained in perpetuity. REASON: To enhance the appearance of the development in the interest of the visual amenities of the area and to accord with Harborough District Core Strategy Policy CS11.

#### vi)12/00280/FUL – GREAT BOWDEN

Installation of horse exerciser and horse lunge, erection of manure store and formation of new access track (partially retrospective), Land opposite Fernie Hunt Stables, Nether Green.

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

#### Reason

The development hereby approved, due to its siting, would not adversely affect the form, character and appearance of the countryside or Conservation Area, residents amenity, nor result in additional traffic which would give rise to a road hazard. Furthermore, it is considered that a justifiable need for the development has been identified due to the special circumstances of the applicants operation. The proposal is therefore considered to comply with policy CS11 of the Harborough District Core Strategy and Supplementary Planning Guidance Note 6 and the aims and objectives of Policy 3 of the National Planning Policy Framework and no other material considerations indicate that the policies of the development plan should not prevail.

#### 626 DATE OF NEXT MEETING

The Chairman asked the Committee to note that the next Meeting of the Planning Committee would be held on Tuesday 22<sup>nd</sup> May at 6.30p.m. in the Council Chamber, Council Offices, Adam and Eve Street, Market Harborough.

The Meeting ended at 8.20p.m.