

HARBOROUGH DISTRICT COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE

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

15th March 2011

commencing at 6.30p.m.

Present:
Councillor Liquorish (Chairman)

Councillors: Beaty, Mrs. Burrell, Evans, Galton, Graves, Dr. S. Hill,
Holyoak, Johnson and B. Smith.

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

Apologies for absence were received from Councillor Mrs. Wood.

INTRODUCTIONS

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

The Committee was reminded that the meeting was subject to audio recording.

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

NOTIFICATION OF SUBSTITUTES

None were received.

MINUTES

RESOLVED: that the Minutes of the Meeting of the Planning Committee held on 8th March 2011 be approved and signed by the Chairman as a true record.

DECLARATIONS OF MEMBERS' INTERESTS

Councillor Graves

Application 10/01579/OUT

Councillor Graves 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 is closely involved with various aspects of the community in this area.

QUESTIONS AND WRITTEN PETITIONS SUBMITTED BY THE PUBLIC

None were received.

SITE INSPECTIONS

The following Members attended site inspections arranged prior to the Meeting in respect of the following application:

Councillors Beaty, Mrs. Burrell, Holyoak, Johnson, Liquorish and B. Smith attended the site concerned with application 10/01579/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:

10/01579/OUT – BROUGHTON ASTLEY, 10/01669/OUT–MARKET HARBOROUGH and 10/01740/FUL – GREAT GLEN.

10/01579/OUT – BROUGHTON ASTLEY

Erection of fifty dwellings including scout hall, land for new pre-school or other school use, provision of allotments, public open space, access and associated landscaping (all matters reserved) Land off Crowfoot Way.

Councillor Graves addressed the Committee as Ward Member then, having declared a personal and prejudicial interest, withdrew from the meeting for the debate and resolution of this item.

RESOLVED: that the application be APPROVED as set out in the report and supplementary information, subject to receipt of satisfactory comments from Leicestershire County Council Archaeology Department and the completion of a satisfactory Section 106 Agreement or similar undertaking to secure contributions, for the following reason:

Reason

The proposal does not accord with saved LP Policy EV/5 or PPS7 in that it would lead to residential development within open countryside that would compromise the rural character and appearance of the local area. However, the Council are not in a position to ensure a 5-year supply of deliverable housing land based on the requirements of the adopted EMRP and the current rate of delivery of affordable housing is below the Council's target. This proposal would deliver 30% of the dwellings as affordable housing. Furthermore the proposal is considered to accord with the aims and objectives of the Council's emerging Core Strategy and these important material considerations are considered to outweigh the identified harm through non-compliance with HDLP EV/5 and PPS7.

10/01669/OUT–MARKET HARBOROUGH

Erection of 47 dwellings (means of access to be considered), Tungstone Batteries Ltd., Sovereign Park.

L. Finch, Principal Planning Officer, declared an Officer Interest in this item and withdrew from the Meeting for its debate and resolution.

RESOLVED: that the application be APPROVED as set out in the report and supplementary information, and the completion of a satisfactory Section 106 Agreement or similar undertaking to secure contributions, subject to the inclusion of an additional note to the applicant*, for the following reason:

Reason

The development hereby approved would be in keeping with the form and character of the surrounding settlement, would not have an adverse affect on the amenity of adjoining residents subject to reserve matters approval, 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 IN/1, TR/3 and HS/8 of the Harborough District Local Plan and Supplementary Planning Guidance Notes 1 and 2 and no other material considerations including development of land with employment consent indicate that the policies of the development plan should not prevail.

* Additional Note to Applicant

When submitting landscape details to discharge Condition 1 it is recommended significant effort is made to 'soften' the development appearance with prominent planting schemes such as currently exists on the verge opposite 32-36 Lathkill Street.

10/01740/FUL – GREAT GLEN

Erection of 24 affordable dwellings with associated access and vehicle parking at Brentwood, Glen Rise, OADBY.

Councillor Spendlove-Mason, Ward Member, addressed the Committee.

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

Reason

This housing proposal is contrary to Harborough Local Plan Policy EV/5 as it represents residential development in countryside. This policy conflict is not outweighed by important benefits of the proposal including its contribution to addressing the current 5 year land supply shortfall, as well as providing affordable housing, notwithstanding that the scheme has been shown not to be sufficiently viable to contribute to infrastructure contributions that would enhance the proposals sustainability credentials.

11/00016/ETF – BROUGHTON ASTLEY

Erection of three detached dwellings and formation of access and associated garages, hardstanding and landscaping (Extension of time to 08/00192/FUL), at Land at Church Close.

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

Reason

The development hereby approved would be in keeping with the form and character of the surrounding settlement, would not have an adverse affect on the amenity of neighbouring or nearby residents, would not result in additional traffic which would give rise to a road safety hazard, and would not result in a sub-standard level of off street parking or have an adverse impact on highway safety. The proposal is therefore considered to comply with Policies IN/1, RM/10, TR/3, HS/7 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.

SECTION 104 (4) LOCAL GOVERNMENT ACT 1972

It was the Committee's wish that the remainder of the Meeting be conducted in the absence of the press and public.

The Committee RESOLVED that: except for those Members not being Members of the Planning Committee, the public and press be excluded from the remainder of the meeting on the grounds that the matters yet to be discussed involve the likely disclosure of exempt information as defined in Paragrpah 6(b) of Schedule 12A of the Local Government Act 1972.

ENFORCEMENT, WELHAM

The Committee was asked to authorise enforcement action in Welham.

RESOLVED: that the recommendation be implemented as set out in the report.

The Meeting ended at 8.45p.m.