

**HARBOROUGH DISTRICT COUNCIL**  
**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE**

Held at The Council Chamber,  
The Symington Building, Adam & Eve Street,  
Market Harborough, LE16 7AG

On 11<sup>th</sup> July 2023  
commencing at 6.30pm

**Present:**

Councillors: Bateman, Burrell, Elliot, Gair, James, Grafton-Reed, Mahal, Whelband,  
Officers present: A. Eastwood – Head of Development Management, S. Hammonds  
– Senior Planning Officer, J. Felton – Locum Solicitor, E. Newman – Democratic  
Services Officer

**1. INTRODUCTIONS**

The Chairman welcomed everyone to the meeting and highlighted the procedures for the smooth running of the meeting.

**2. APOLOGIES FOR ABSENCE AND NOTIFICATIONS OF SUBSTITUTIONS**

Apologies were received from Councillors Asher, Modha, Worrell.

Councillor Bateman substituted for Cllr Worrell and Grafton-Reed substituted for Cllr Modha.

**3. DECLARATIONS OF MEMBERS' INTERESTS.**

Councillor Gair declared an interest in respect of applications 22/00719/FUL, 22/00759/VAC, 22/00764/VAC, 22/00767/VAC in that he voted against this application in the past in his capacity as a Lutterworth Town Councillor. He felt it unnecessary to leave the meeting for the deliberation on this application as he since attended a site visit and was now able to make an informed decision with an open mind.

**4. MINUTES**

**RESOLVED** that the minutes of the Planning Committee meeting held on the 6<sup>th</sup> June 2023 be approved and signed by the Chairman as a true record.

**5. QUESTIONS AND PETITIONS SUBMITTED BY THE PUBLIC**

There were none.

## **6. REFERRALS UP TO COUNCIL BY THE PLANNING COMMITTEE**

There were none.

## **7. TO CONSIDER APPLICATIONS FOR DEVELOPMENT PERMISSION**

- I. The Head of Development Management introduced the report in respect of applications 22/00719/FUL, 22/00759/VAC, 22/00764/VAC, 22/00767/VAC, Land at ATE Farms Ltd, Moorbarns Lane, Lutterworth - Erection of 21 residential holiday lodges and a management building with associated parking, gallops and landscaping; -Variation of Condition 2 (private only use of stabling) of 13/00829/FUL to enable the stables, tack room and hay barn to be used by horses other than the applicant's own including horses owned by visitors staying in lodges which are proposed under planning application 22/00719/FUL); Change of use of land from agricultural to equestrian, including formation of horse exercising gallop (Variation of Condition 2 (private exercising of horses) of 14/01336/FUL to enable the land and gallops to be used by horses other than the applicant's own including horses owned by visitors staying in lodges which are proposed under planning application 22/00719/FUL); Variation of condition 2 attached to 15/00277/FUL. To enable the exercise arena to be used by horses other than his own including horses owned by visitors staying in lodges which are proposed posed under planning application 22/00719/FUL.

He directed Members to the Supplementary Information. Representation was heard in support of the applications from the Applicant's Agent Lance Wiggins. The Committee had the opportunity to questions the speaker and Officers.

Following consideration of the report it was;

**RESOLVED that;**

**Planning Permission was APPROVED, for the reasons set out in the report.**

- II. The Head of Development Management then introduced the report in respect of application 22/00787/FUL, Land Off Dingley Road, Great Bowden - Red Lion Site - Erection of a quadrant courtyard for the purposes of providing an outdoor covered seating area, permanent retention of converted storage container for serving outdoor food and drink, and repainting of the exterior of converted storage container. Dingley Road Site - Creation of a vehicular access from Dingley Road and creation of community car-parking spaces, erection of three dwellings with associated landscaping and environmental enhancement.

He directed Members to the Supplementary Information. The Head of Service, Development Management reported an email received Tuesday, July 11, 2023 3:03 PM with comment from Gateley Legal on behalf of the applicant.

Representation was heard in support of the application from the Applicant Raj Uppal. Objection to the application was heard from Parish Council member Paul Claxton, as well as, members of the community: Jacqueline Endersby, Mrs Elizabeth Denness, and Rev. Mike Cocoran.

Following consideration of the report it was;

**RESOLVED that;**

**Planning Permission is REFUSED, for the reasons set out in the report.**

- III. The Head of Development Management then introduced the report in respect of application 23/00815/VAC and 23/00816/VAC, The Red Lion Public House, Main Street, Great Bowden - Erection of a quadrant courtyard for the purposes of providing an outdoor covered seating area (revised scheme of 20/01468/FUL) (retrospective) (Variation of condition 1 (car parking area and cycle storage timescales) of Planning Enforcement Notice appeal reference APP/F2415/C/21/3276444 to retain the Quadrant Courtyard without compliance with the requirement to lay out the 6 Parking Spaces within four months); Erection of a quadrant courtyard for the purposes of providing an outdoor covered seating area (revised scheme of 20/01468/FUL) (retrospective) (Variation of Condition 2 (car parking area and cycle storage timescales) of 20/01884/FUL to retain the Quadrant Courtyard without compliance with the requirement to lay out the 6 Parking Spaces within four months).

He directed Members to the Supplementary Information. Representation was heard in support of the application from the Applicant Raj Uppal. Objection to the application was heard from Parish Council member Paul Claxton, as well as a member of the community: Jacqueline Endersby. The Committee had the opportunity to question the speakers and Officers.

Following consideration of the report it was;

**RESOLVED that;**

**Planning Permission is REFUSED, for the reasons set out in the report.**

- IV. The Head of Development Management introduced the report in respect of the application 21/01848/FUL, Land adjacent to Walkers Stables, Hungarton Lane, Keyham, Leicestershire - Change of use of agricultural/grazing land to a single traveller pitch for the siting of a static caravan, touring caravan, and installation of hardstanding, and the erection of a day room (retrospective).

He directed Members to the Supplementary Information. There being no speakers on this subject, the Committee had the opportunity to question the Officers.

Following consideration of the report it was;

**RESOLVED that;**

**Planning Permission is APPROVED, for the reasons set out in the report.**

- V. The Senior Planning Officer introduced the report in respect of application 23/00505/FUL, Great Glen Post Office, 11 Stretton Road, Great Glen - First floor extensions to side and rear to create a new (additional) first floor apartment, and relocation of external staircase.

She directed Members to the Supplementary Information. There being no speakers on this subject, the Committee had the opportunity to question the Officers.

The applicant is asked to follow safe and considerate practice and avoid use of the shop car parking area by anybody other than shop customers during construction so far as is practically possible,

Following consideration of the report it was;

**RESOLVED that;**

**Planning Permission is APPROVED, for the reasons set out in the report.**

- VI. The Senior Planning Officer introduced 23/00709/FUL, Market Hall, Northampton Road, Market Harborough - Change of use of land and installation of condenser unit.

She directed Members to the Supplementary Information. There being no speakers on this subject, the Committee had the opportunity to question the Officers.

The Senior Planning Officer clarified that paragraph 7.4 of the report confirms condition 3 is unnecessary and not recommended.

Following consideration of the report it was;

**RESOLVED that;**

**Planning Permission is APPROVED, for the reasons set out in the report.**

**8. ANY URGENT BUSINESS**

An urgent item was requested but as it did not meet the necessary tests for an urgent item, it was not brought before the Planning Committee.

The Meeting closed at 20:02.