

HARBOROUGH DISTRICT COUNCIL
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
held in
The Council Chamber, The Symington Building, Market Harborough

4th September 2018
commencing at 6.30p.m.

Present:

Councillor Holyoak (Chairman).

Councillors: Champion, Elliott, Galton, Liquorish, Modha, Nunn and Mrs Robinson.

Officers: A. Eastwood, L. Finch, H. Headech, G. Keeping, R. Meddows-Smith and N. Parry.

APOLOGIES FOR ABSENCE AND NOTIFICATIONS OF SUBSTITUTIONS

Apologies were received from Cllrs Mrs Burrell (substituted by Elliott) and Tomlin.

MINUTES

RESOLVED: that the minutes of the Planning Committee meeting held on 17th July 2018 and of the Extraordinary Planning Committee meeting of 26th July 2018 be approved and signed by the Chairman as a true record.

DECLARATIONS OF MEMBERS' INTERESTS

There were none.

QUESTIONS AND PETITIONS SUBMITTED BY THE PUBLIC

The Committee's attention was drawn to two petitions that had been received in respect of applications 18/00826/OUT and 18/01136/OUT. The petitions had been referred to in the reports on the applications and copies were available at the meeting if the Committee wished to see them.

DEVELOPMENT MANAGEMENT PERFORMANCE DECISION QUALITY

The Committee NOTED the Development Management performance decision quality information and the major planning appeals for the period 1st April 2017 – 16th August 2018 and estimated position for April 2017 – March 2019, as presented.

SITE INSPECTIONS

On Monday 3rd September 2018 the following Members attended site inspections arranged prior to the meeting: Councillors Elliott, Holyoak, and Nunn.

The sites inspections were in connection with applications: 18/01015/LBC & 18/01014/FUL – Burton Overy, 17/01270/FUL & 17/01271/LBC - Knaptoft, 18/00826/OUT – Dunton Bassett and 17/01805/FUL – Ullesthorpe.

APPLICATIONS FOR DETERMINATION

The Committee's attention was drawn to the additional information and representations made in respect of applications: 18/00826/OUT – Dunton Bassett, 17/01270/FUL & 17/01271/LBC – Knaptoft, 17/01805/FUL – Ullesthorpe, 18/00871/PCD – Saddington, 18/01015/LBC & 18/01014/FUL – Burton Overy, 18/01070/FUL – Broughton Astley, 18/01080/FUL – Kibworth Beauchamp and 18/01136/OUT – Keyham.

(i) 18/00944/OUT – Lutterworth

Outline application for the demolition of existing building, erection of 2 and 3 storey residential development (of up to 10 flats), including associated car parking, landscaping and other external works (access to be considered). Swiftway Community Centre, Central Avenue, Lutterworth, Leicestershire.

RESOLVED:

That the application be DEFERRED for the following reason:

To allow officers time to consider a late representation received from a current occupier of the building.

(ii) 18/00826/OUT – DUNTON BASSETT

Outline planning permission for residential development of 59 dwellings (Class C3), with associated access, landscaping, open space and drainage infrastructure (Access to be considered). Land at Coopers Lane, Dunton Bassett, Leicestershire.

RESOLVED:

That the application be REFUSED for the following reason:

The proposed development, by virtue of its size and scale, fails to respect the context in which it is taking place, fails to integrate into the existing built form of the village and is therefore out of keeping with the character and rural nature of the area, contrary to CS2, CS11 and CS17 of Harborough Core Strategy. Benefits of delivery of housing do not significantly and demonstrably outweigh the identified harm, and the proposal does not therefore represent sustainable development.

(iii) 17/01270/FUL & 17/01271/LBC - KNAPTOFT

Demolition of existing farmhouse and erection of replacement dwelling; conversion of former manor house/hall to residential ancillary accommodation; conversion and erection of single storey side extension to farm office/barn to form single dwellinghouse; demolition of agricultural buildings and structures and erection of 8 dwellings with associated access, parking and landscaping. Conversion of house to residential ancillary accommodation including the removal of lean-to roof and wall to the north elevation; the reinstatement of windows; insertion of new openings to fenestration and internal alterations. Knaptoft Hall Farm, Welford Road, Knaptoft, Leicestershire.

RESOLVED:

That the applications be APPROVED, with a s106 agreement to secure work to the listed building and with conditions delegated to the Development Manager, for the following reasons:

The development will not cause harm and satisfies the NPPF 79(b), NPPF 202 and CS11.

(iv) 17/01805/FUL - ULLESTHORPE

Erection of three dwellings with vehicular access. White House, Main Street, Ullesthorpe, Leicestershire.

RESOLVED:

That the application be APPROVED for the reason and with the conditions set out in the report and supplementary information.

(v) 18/00871/PCD - SADDINGTON

Discharge of conditions 4 (hard and soft landscaping), 6 (landscape management plan), 10 (construction method statement), 14 (tree protection) and 16 (refuse storage) of 16/01355/FUL. Land at Fleckney Road, Saddington, Leicestershire.

RESOLVED:

That the discharge of the conditions be APPROVED, with clarification of the route for construction traffic, for the reasons set out in the report and supplementary information.

(vi) 18/01015/LBC & 18/01014/FUL – BURTON OVERY

Erection of a single storey extension with frameless glass link to newly formed doorway opening to side gable and new space to contain relocated family kitchen and garden room. Former kitchen to become utility/boot-room. Yew Tree House, Elms Lane, Burton Overy, Leicestershire

RESOLVED:

That the application be APPROVED, with conditions delegated to the Development Manager, for the following reasons:

The development will not detract from the appearance of Yew Tree House (grade II) and Burton Overy conservation area and the proposal therefore satisfies policy CS11 of the Harborough Core Strategy and the NPPF.

(vii) 18/01070/FUL – BROUGHTON ASTLEY

Change of use from a dwelling to a mixed use comprising residential use and use of indoor swimming pool and associated areas to provide swimming lessons (retrospective). August Cottage, 3 The Lindens, Station Road, Broughton Astley.

RESOLVED:

That the application be APPROVED, with personal and 12 month temporary conditions, for the following reasons:

The development provides a good community facility and there is no evidence the use causes significant harm to residential amenity or highway safety and it therefore currently satisfies Harborough Core Strategy policy CS11.

(viii) 18/01080/FUL – KIBWORTH BEAUCHAMP

Erection of a dwelling. Land opposite 65 Meadowbrook Road, Kibworth Beauchamp, Leicestershire.

RESOLVED:

That the application be REFUSED for the reasons set out in the report and supplementary information.

SUSPENSION OF STANDING ORDER

The Meeting continued until 9.18p.m. In accordance with Part 4, Section 1, Paragraph 4.2 of the Council's Constitution (Duration of Meetings), the Committee

RESOLVED:

That the Meeting should continue for the duration of the remaining items.

(ix) 18/01136/OUT - KEYHAM

Outline application for the erection of a dwelling and associated works (all matters reserved). Tanglewood, Snows Lane, Keyham, Leicestershire.

RESOLVED:

That the application be REFUSED for the reasons set out in the report and supplementary information.

URGENT MATTERS

There were none.

The Meeting ended at 9.40 p.m.