

**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 Tuesday 7<sup>th</sup> December 2021  
commencing at 6.30pm.

**Present:**

Councillors: Mrs Ackerley, Burrell, Champion (Chairman), Frenchman, Galton,  
James, Liquorish, Modha and Nunn.

Officers: D. Atkinson, A. Eastwood, J. Felton (remote), S. Green, N. Kwasa, S. Patel,  
M. Patterson, and C. Zacharia.

1. INTRODUCTIONS

The Chairman welcomed everyone to the meeting, introduced the officers present and highlighted the procedures for the smooth running of the meeting.

2. APOLOGIES FOR ABSENCE AND NOTIFICATIONS OF SUBSTITUTIONS

There were none.

3. DECLARATIONS OF MEMBERS' INTERESTS

Councillor Champion declared an interest in application 21/01094/FUL, The Causeway, Church Causeway, Church Langton in that he knows the owner in a personal capacity. He also declared an interest in agenda item 9, Exempt - Lutterworth East S106 Update Report in that his position as a County Councillor would create a conflict of interest.

He noted that he would withdraw from the meeting at the appropriate times and would not take part in the discussion or vote.

Councillor Liquorish declared an interest in application 21/01320/OUT - 33 Dunton Road, Broughton Astley, in that in his role as County Councillor he has been involved in several issues along that stretch of road.

Councillor Modha declared an interest in application 21/01094/FUL, The Causeway, Church Causeway, Church Langton in that she knows the owner in a personal

capacity. She noted that she would withdraw from the meeting at the appropriate time and would not take part in the discussion or vote.

Councillor Mrs Ackerley declared an interest in application 21/01871/REM, Land Adj Glebe Farm, Coventry Road, Lutterworth, in that she is the Chairman of the Lutterworth Area Community Fund who receive funding from the applicant GLP. She noted that she would withdraw from the meeting at the appropriate time and would not take part in the discussion or vote. She also declared an interest in agenda item 9, Exempt - Lutterworth East S106 Update Report in that she is a Member of Lutterworth Town Council but confirmed that she would approach the report with an open mind and her position would not affect her decision.

Councillor Galton declared an interest in agenda item 9, Exempt - Lutterworth East S106 Update Report in that he is a County Councillor but confirmed that this would not create a conflict as he has had no executive involvement in the issue in question, and that he would keep an open mind and his position would not affect his decision.

#### 4. MINUTES

**RESOLVED that the minutes of the Planning Committee meeting held on 12<sup>th</sup> October 2021 be approved and signed by the Chairman as a true record.**

#### 5. REFERRALS UP TO COUNCIL BY THE PLANNING COMMITTEE

There were none.

#### 6. QUESTIONS AND PETITIONS SUBMITTED BY THE PUBLIC

There were none.

#### 7. APPLICATIONS FOR DETERMINATION

The Chairman noted that the following application has been WITHDRAWN and would not be considered at the meeting;

*21/01613/FUL - 1 Angel Court, High Street, Market Harborough*

The Chairman then drew Member's attention to the additional information on the supplementary report which had been published and circulated to Members of the Committee prior to the meeting. He asked the Development Planning Manager to brief the Committee on the request for a site visit in relation to application 21/01320/OUT, as noted on p. 19 of the supplementary report. The Committee commented on the benefit of a site visit and the Chairman then MOVED to DEFER the application to a future meeting of the Planning Committee to allow the Committee to undertake a site visit. This was seconded by Councillor Frenchman and it was therefore;

**RESOLVED that the application 21/01320/OUT is DEFERRED to a future meeting of the Planning Committee to allow the Committee to undertake a site visit.**

Councillor Mrs Ackerley left the meeting room.

- i. The Area Planning Officer introduced the report in respect of application 21/01871/REM, Land Adj Glebe Farm, Coventry Road, Lutterworth - *Application for approval of appearance, landscape, layout and scale in respect of the western part of Zone A/B at Magna Park South, Lutterworth (ref. 15/00865/OUT) for one building, internal roads, footways/cycleway, maintenance strips, foul and surface water drainage, landscaping, associated utilities and land profiling.* A representation was heard in support of the application from the Applicant's Agent, Louise Steele. The Committee then had the opportunity to question the speaker and Officers. Following consideration of the report it was;

**RESOLVED that Planning Permission is APPROVED, for the reasons set out in the report and subject to the recommended conditions set out in Section 8 of this report and as detailed in the supplementary information.**

Councillor Mrs Ackerley re-entered the meeting room.

- ii. The Development Planning Manager introduced the report in respect of application 20/02044/FUL, Agricultural Barns at Sibbertoft Road, Husbands Bosworth - *Change of use of agricultural land for the siting of 25 camping / touring pitches.* A representation was heard in support of the application from the Applicant, Peter Garner. The Committee then had the opportunity to question the speaker and Officers. Following consideration of the report it was;

**RESOLVED that the application is REFUSED for the reasons detailed in the report.**

Councillors Champion and Modha left the meeting room and Councillor Burrell took the Chair.

- iii. The Development Planning Manager introduced the report in respect of application 21/01094/FUL, The Causeway, Church Causeway, Church Langton - *Erection of 8 dwellings (revised scheme of 20/00838/FUL).* Representations were heard in objection to the application from Rosalind Folwell (Parish Council), Derek Doran, and in support of the application from

the Agent, Ranjit Sagoo and Ward Member Councillor Phil King. The Committee then had the opportunity to question the speakers and Officers. Following consideration of the report it was;

**RESOLVED that the application is REFUSED for the reasons detailed in the report.**

Councillors Champion and Modha re-entered the meeting room and Councillor Champion took the Chair.

- iv. The Development Planning Manager introduced the report in respect of application 21/01286/FUL & 21/01287/LBC, The Nevill Arms, 12 Waterfall Way, Medbourne - *Removal of conservatory and external terraced area, replacement of existing courtyard and north facing windows and internal alterations to the existing cafe area, erection of a rear single storey extension, addition of single storey reception area, works to car parking areas, erection of bin store and reinstatement of existing Public House signage (part retrospective)*. Following consideration of the report it was;

**RESOLVED that the applications be APPROVED subject to conditions and obligation relating to a TRO outlined in Appendix A.**

- v. The Development Planning Manager introduced the report in respect of application 21/01493/FUL, Land At St Wilfrids Close, Kibworth Beauchamp - *Erection of 10 dwellings with associated landscaping, access and parking*. Representations were heard in support of the application from the Applicant's Agent, Geoff Armstrong and in objection to the application by Ward Member Councillor Phil King. The Committee then had the opportunity to question the speakers and Officers. Following consideration of the report it was;

**RESOLVED that Planning permission is APPROVED for the reasons set out in the report and subject to completion of a S106 Agreement (Appendix A) and the appended Planning Conditions and Informative Notes (Appendix B) in the report and supplementary information.**

- vi. The Development Planning Manager introduced the report in respect of application 21/01485/FUL, 48 Main Street, Medbourne - *Demolition of existing conservatory and erection of a single storey rear extension*. Following consideration of the report it was;

**RESOLVED that the application is APPROVED.**

- vii. The Development Planning Manager introduced the report in respect of application 21/01488/FUL, Market Hall, Northampton Road, Market Harborough - *Siting of a storage container*. Following consideration of the report it was;

**RESOLVED that Planning Permission is APPROVED subject to the conditions set out in the report.**

- viii. The Development Planning Manager introduced the report in respect of application 21/01066/FUL & 21/01067/LBC, The Symington Building, Adam and Eve Street, Market Harborough - *Ventilation installation and associated building works*. Following consideration of the report it was;

**RESOLVED that Planning and Listed Building Consent are APPROVED subject to the recommended conditions.**

- ix. The Development Planning Manager introduced the report in respect of application 21/01538/FUL, *Land At Plowmans Yard, Coventry Road, Market Harborough - Conversion of a garage to a dwelling*. Following consideration of the report it was;

**RESOLVED that the application is APPROVED.**

- x. The Area Planning Officer introduced the report in respect of application 21/01541/FUL, Little Bowden recreational Ground, Scotland Road, Market Harborough - *Installation of 1 CCTV mounted on a 6m post*. The Committee noted that the application was welcome, but Members felt the design of the post could be improved and that the fins in particular presented a trip hazard. It was AGREED that these comments would be passed on to the Community Partnerships Service Manager. Following consideration of the report it was;

**RESOLVED that the application is APPROVED.**

The Chairman then MOVED to ADJOURN the meeting for a five-minute comfort break.

The meeting resumed at 8.05pm.

## **8. PLANNING ENFORCEMENT UPDATE REPORT**

The Planning Enforcement Team Leader presented the report which advised the Committee on the work of the planning enforcement service between April 2021 to September 2021 (6-month period). The Committee had the opportunity to question the Officer and Members requested that the following information be brought back to a

future meeting of the Planning Committee as part of the next Enforcement Report Update;

- A breakdown of the enforcement cases in relation to major developments and those which are smaller residential developments.
- Section 5.10 of the report, Table 6: Not Expedient – What types of breaches are considered not expedient, who decides this and what are the reasons behind those decisions?

Following consideration of the report it was;

**RESOLVED That the Committee notes the information contained in the report.**

#### 10. URGENT MATTERS

There were no urgent matters to consider.

#### Section 100A (4) Local Government Act 1972

The Chairman then noted that Report 9: Lutterworth East s106 update, was suggested to be dealt with under the above legislation. It was therefore,

**RESOLVED That 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 paragraphs 1 and 2 of part 1 of Schedule 12A to the Local Government Act 1972.**

Councillor Champion then left the meeting room and Councillor Modha took the Chair.

#### 9. EXEMPT - LUTTERWORTH EAST S106 UPDATE REPORT

The Area Planning Officer introduced the report. The Committee had the opportunity to question the officer. Following the discussion it was,

**RESOLVED that the recommendations as detailed in the report be agreed, subject to the amendment that Delegated Authority is given to the Development Planning Manager *in consultation with the Chairman of the Planning Committee*, and that the typographical mistakes are corrected.**

The meeting finished at 9.20pm