

HARBOROUGH DISTRICT COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE

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

9th August 2011

commencing at 6.30p.m.

Present:
Councillor Liquorish (Chairman)

Councillors: Beaty, Mrs Burrell, Galton, Hall, Holyoak,
McHugo, Mrs Simpson, Smith Tomlin.

Officers: A. Eastwood, M. Lewis, B.Murgatroyd, M. Patterson and V. Wenham.

Apologies for absence were received from Councillors Graves, Johnson and Mrs. Wood

154 NOTIFICATION OF SUBSTITUTES

Councillor Mrs Simpson substituted for Councillor Johnson.

155 MINUTES

RESOLVED: that the Minutes of the Meeting of the Planning Committee held on 12th July 2011 be approved and signed by the Chairman as a true record.

156 DECLARATIONS OF MEMBERS' INTERESTS

None were declared

157 QUESTIONS AND WRITTEN PETITIONS SUBMITTED BY THE PUBLIC

None were received.

158 SITE INSPECTIONS

The following Members attended a site inspection arranged prior to the Meeting in respect of applications 11/00756/FUL Ullesthorpe and 11/00830/FUL Ashby Magna:

Cllrs Beaty, Mrs Burrell, Hall, Holyoak, Liquorish, and Smith

159 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:

11/00756/FUL- ULLESTHORPE; 11/00758/FUL-BITTESWELL; 11/00830/OUT-ASHBY MAGNA

i) 11/00830/OUT – ASHBY MAGNA

Erection of a dwelling (All matters reserved) (revised scheme of 07/00828/OUT), The Gate House, 9 Gilmorton Road

RESOLVED that the application be REFUSED as set out in the report for the following reasons:

Reasons

- (1) The proposed dwelling is sited outside the Limits to Development of Ashby Magna and no evidence has been submitted to demonstrate that it is necessary for the purposes of agriculture; forestry, horticulture or similar rural enterprises, or that it will sustain or benefit the rural economy. It is therefore an unjustified encroachment into the countryside which, if permitted, would result in inappropriate development in the countryside, contrary to EV/5, PPS7, PPS3 and SPG note 4.
- (2) The application site is located in a remote and unsustainable location with poor accessibility to local services, community facilities and public transport. Occupiers of the development would lack viable transport alternatives and thereby be overly reliant on the use of a private motor vehicle. The proposal would therefore result in an unsustainable form of development that would be contrary to Policy IN/1 (G and P) of the Harborough District Local Plan, and the aims and objectives of PPS1, PPS3, PPG13 and PPS7. Furthermore it is contrary to the Council's emerging Core Strategy.

ii) 11/00756/FUL-ULLESTHORPE

Erection of one 66m high wind turbine and associated works, Land OS 7743, Mere Lane

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

Reason

The development hereby approved would provide energy from a renewable source contributing towards general objectives to achieve this as outlined in documents such as PPS1 – Planning and Climate Change, PPS22 – Renewable Energy and the East Midlands Regional Plan. Furthermore, notwithstanding the size and scale of the proposal, it is not considered that, within the context of benefits towards addressing climate change, it would significantly detract from the character and appearance of the landscape or other considerations including ecological or archaeological interests, residential amenity, or give rise to additional traffic which would lead to a road safety hazard. The proposal is therefore considered to comply with the aims and objectives of PPS1 and PPS22, Policies 39 and 40 of the East Midlands Regional Plan and Policies EV/5, IN/1 and TR/3 of the Harborough District Local Plan. It is not considered that there are any material considerations which would outweigh the policies of the development plan or indicate that the proposal would result in demonstrable harm to interests of acknowledged importance.

iii) 11/00758/FUL – BITTESWELL

Alterations and extensions to remodel existing bungalow, at Woodby Lodge, Woodby Lane

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

Reason

The development hereby approved, by virtue of its design, size and siting, would not adversely affect the amenity of local residents nor result in a sub-standard level of off street parking, nor result in an unacceptable reduction in open space around the dwelling. While it would not be subordinate to the main dwelling or of harmonious form or materials, the proposal would not adversely affect the visual amenity of the locality or the open character of the countryside or the Area of Separation, and therefore complies with Policies IN/1, EV/3, EV/5 and HS/12 (2 - 5) of the Harborough District Local Plan, and no other material considerations indicate that the policies of the development plan should not prevail.

Additional condition:

No development shall commence on site until a schedule indicating the materials to be used on all external elevations of the approved building has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be implemented in accordance with the approved details and retained in perpetuity, unless otherwise agreed in writing by the Local Planning Authority. Reason:-In the interests of visual amenity and to

ensure that the development will harmonise with its surroundings and to accord with Policy IN/1 of the Harborough District Local Plan

iv) 11/00538/ETF TUR LANGTON

Erection of eight dwellings (extension of time of 06/01030/FUL) at The Bulls Head, Shangton Road

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

Reason

In the opinion of the District Planning Authority, the development hereby approved, by virtue of its design and siting, would not adversely affect the amenity of local residents, nor result in a sub-standard level of off street parking. Furthermore, it is considered that the development would not have an adverse effect upon the character and appearance of the Conservation Area, or of the surrounding countryside. The proposal is therefore considered to comply with Policies HS/8, EV/4, EV/5, TR/10 and EV/11 of the Harborough District Local Plan, Planning Policy Statement 3 and no other material considerations indicate that the policies of the development plan should not prevail.

v)11/00702/REM –BROUGHTON ASTLEY

Erection of a bungalow (reserved matters of 08/00469/OUT), at Land rear of 124-126 Station Road

RESOLVED that the application be APPROVED as set out 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.

vi)11/00806/ETO-BROUGHTON ASTLEY

Erection of holiday lodges, creation of lake and erection of shop/office and other ancillary structures in relation to adjacent golf club (access, siting and scale to be considered) - (Extension of Time of 09/00153/OUT)

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

Reason

The development hereby approved would increase the provision of self catering accommodation within the District and Region. The location of the development is considered sustainable and the development would benefit economic growth objectives. The layout and scale of the lodges and motor homes will not adversely affect the character and appearance of the surrounding area, and the proposal will not be detrimental to residential/neighbouring amenities and will not result in an unsafe highway situation. The proposal, therefore, complies with Policies IN/1, EV/5, EV/7, EV/22, EV/23, LR/6, LR14, TR/3 and TR/10 of the Harborough District Local Plan, Policy 42 of the East Midlands Regional Plan and the aims and objectives of PPS1, PPS4, PPS7 and PPG13.

The Meeting ended at 7.30p.m.