

HARBOROUGH DISTRICT COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE

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

7<sup>th</sup> February 2012

commencing at 6.30p.m.

Present:  
Councillor Liquorish (Chairman)

Councillors: Beaty, Mrs. Burrell, Galton, Graves, Hall, Holyoak, Johnson,  
McHugo, Smith, Tomlin and Mrs. Wood.

Officers: A. Eastwood, E. O'Neill, N. Parry, M. Patterson and V. Wenham.

461 NOTIFICATION OF SUBSTITUTES

None were received.

462 MINUTES

RESOLVED: that the Minutes of the Meeting of the Planning Committee held on 17<sup>th</sup> January 2012 be approved and signed by the Chairman as a true record.

463 DECLARATIONS OF MEMBERS' INTERESTS

*Councillor Holyoak*

*Application 11/01446/FUL*

Councillor Holyoak 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 one of the applicants was a neighbour of his.

*Councillor Johnson*

*Application 11/01446/FUL*

Councillor Johnson 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 she was known to, and had worked with, an applicant; and that she had contributed financially to another.

*Councillor Smith*

*Application 11/01773/FUL*

Councillor Smith 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 one of the public speakers on the application had carried out work for Husband's Bosworth Parochial Church Council, of which Councillor Smith was a Member.

*Councillor Hall*

*Application 11/01704/FUL*

Councillor Hall disclosed a personal and prejudicial interest in this item and withdrew from the Meeting for its debate and resolution.

Councillor Spendlove-Mason disclosed a personal and prejudicial interest in this item and withdrew from the Meeting for its debate and resolution.

464 QUESTIONS AND WRITTEN PETITIONS SUBMITTED BY THE PUBLIC

None were received.

465 SITE INSPECTIONS

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

Councillors Beaty, Mrs. Burrell, Galton (11/01642/FUL – Thurnby only), Graves, Hall, Holyoak and Liquorish attended the sites concerned with: applications 11/01446/FUL Kibworth, 11/00734/FUL, Newton Harcourt and 11/01642/FUL – Thurnby.

466 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:

11/00734/FUL – Newton Harcourt, 11/01228/FUL – Great Glen, 11/01446/FUL – Kibworth Beauchamp, 11/01642/OUT – Thurnby And Bushby, 11/01668/FUL – Market Harborough, 11/01709/OUT – Market Harborough, 11/001733/FUL – East Langton, 11/01773/FUL – Great Bowden, 11/01788/FUL – Market Harborough and 11/01790/FUL – Market Harborough.

i)11/00734/FUL – NEWTON HARCOURT

Erection of a dwelling, The Manor House, Wistow Road.

RESOLVED that: the application be APPROVED, as set out in the report and supplementary information, for the following reason:

Reason

The proposed dwelling is considered to reflect the highest standards in contemporary architecture. The proposed dwelling would integrate well with its surroundings, by virtue of its location within a woodland setting, its innovative design and choice of materials. The dwelling will be visible in glimpses, but as a whole the development is considered to have little or no adverse visual impact. Whilst there are clear inconsistencies with national, regional and local planning policy objectives, it is considered that the proposal is aesthetically attractive in terms of its contemporary design to be worthy of support as an exception to policy. The proposal is therefore considered to comply with Paragraph 11 of PPS7.

Furthermore, by virtue of the siting, design and scale of the proposed dwelling, together with the written evidence provided, it has been demonstrated that the development, will not increase flood risk, nor will it significantly affect adjacent heritage assets; the woodland; protected species or highway safety. The proposal is therefore considered to comply with PPS1, PPS5, PPS9, PPG13 and PPS25.

Councillor Spendlove-Mason addressed the Committee in his capacity as a Ward Member for the area.

ii)11/01228/FUL – GREAT GLEN

Erection of a dwelling, Stackley House, Great Glen, Leicestershire, LE8 9GP.

RESOLVED that: the application be REFUSED for the following reason:

Reason

The proposed dwelling will detract from the character and appearance of the countryside and is contrary to Harborough Core Strategy Policy 17 and there are no material considerations including that this is not an occasion where the innovative nature of a proposal warrants special justification for an isolated house in the countryside within terms of PPS7 paragraphs 10-11.

iii)11/01446/FUL – KIBWORTH BEAUCHAMP

Erection of 13 dwellings & 9 (1 Bedroom) flats.

RESOLVED that: the application be APPROVED, as set out in the report and supplementary information for the following reason:

Reason

This infill development will provide a good mix of housing, including special needs housing, which is accessible to public transport, community facilities and services. The development by virtue of its scale, design and appearance is considered to reflect the surrounding built form without adversely affecting neighbouring amenity or the setting of adjacent heritage assets. The development therefore complies with policy CS3, CS11 and CS17 of the Harborough District Core Strategy and policies HE9 and HE10 of PPS5.

Councillors King and Holyoak addressed the Committee in their capacity as a Ward Members for the area.

iv)11/01505/TPO – KIBWORTH BEAUCHAMP

Felling of Ash Tree (HDC TPO ref 141), 17 Elliot Close, Kibworth Beauchamp, Leicestershire.

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

Reason

The application site is located in the central area of Kibworth Beauchamp within a residential area of 1990's dwellings. The application site contains a detached two storey dwelling and the tree with the TPO attached is located to the front of the dwelling. The site is not located within a Conservation Area.

v)11/01642/OUT – THURNBY AND BUSHBY

Erection of up to 175 dwellings (means of access to be considered), J. Coles Nursery, 624 Uppingham Road, Thurnby Leicestershire.

RESOLVED that: the application be REFUSED for the following reasons:

Reasons

- (i) The proposed development would have an adverse impact on the open and undeveloped character and appearance of the Green Wedge and countryside within which it will be situated. Accordingly the proposal would be contrary to Policies CS8, CS15 and CS17 of the Harborough District Core Strategy, retained HDLP policy EV/2.
- (ii) The proposal would result in an under provision of affordable housing within the Harborough Rural North and Central sub-market area. The application proposes a 30% on-site affordable housing provision, whilst Core Strategy Policy CS3 seeks a 40% on-site affordable housing provision within this area. It is therefore considered that the proposal is contrary to Policy CS3 of the Harborough District Core Strategy.

vi)11/01668/FUL – MARKET HARBOROUGH

Residential development of 59 dwellings, associated garaging, construction of access and parking - Land west of Farndon Road.

RESOLVED that: the application be APPROVED, as set out in the report and supplementary information, for the following reason:

Reason

In the opinion of the District Planning Authority, the development hereby approved would preserve the surrounding form and character of the settlement, would not have an adverse affect on the amenity of adjoining residents, and would not result in additional traffic which would give rise to a road safety hazard. Furthermore the proposal and its supporting environmental information including that considered at outline stage indicates no adverse environmental impact will arise that has not been assessed and shown to have no adverse impact. The proposal is therefore considered to comply with PPS1, PPS3, PPG13, PPS25 and Policies MH/3 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.

vii)11/01704/FUL – SADDINGTON

Erection of one 27m wind turbine, at Lodge Farm, Shearsby Road, Saddington.

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. The proposal would not adversely affect ecological or archaeological interests, residential amenity, or give rise to additional traffic which would lead to a road safety hazard. Furthermore, notwithstanding the size and scale of the proposal and its significant impact on the character and appearance of the surrounding landscape, it is not considered that, within the context of benefits towards addressing climate change, this harm justifies a refusal of planning permission. 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 CS5, CS9, CS11 and CS17 of the Harborough District Core Strategy. 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.

viii)11/01709/OUT – MARKET HARBOROUGH

Erection of up to 110 dwellings (means of access to be considered, all other matters reserved) Land East Of Northampton Road, Market Harborough.

RESOLVED that: the application be APPROVED, as set out in the report and supplementary information, for the following reason:

Reason

Whilst residential development is contrary to retained Local Plan policies EM2, MH/5 and Core strategy Policy CS13e)ii) it will make an important contribution to the delivery of housing, including affordable housing for Harborough District, which cannot demonstrate a 5 year supply for housing land, without having an adverse impact on interests such as highway safety, character and appearance of the area or residential amenity. The proposal generally satisfies the aims and objectives of PPS1 and PPS3, and the grant of permission will not seriously undermine the likely achievement of policy objectives. For these reasons, an exception to prevailing spatial planning policy departure from to Policies of the Harborough District Local Plan is justified.

ix)11/001733/FUL – EAST LANGTON

Erection of one and a half storey side/front extension at The Barn (aka The Byre), Back Lane, East Langton, Leicestershire, LE16 7TB.

RESOLVED that: the application be APPROVED, for the following reason, with Conditions set out below:

Reason

The proposed extension is in keeping with the locality and complies with Harborough District Core Strategy Policy CS11.

Conditions

- (i) The development hereby permitted shall be begun before the expiration of three years from the date of this permission. REASON: To accord with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.
- (ii) No development shall commence on site until a schedule indicating the materials to be used on all external elevations of the approved X 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 shall be retained as such in perpetuity. REASON: In the interests of visual amenity and the character and appearance of the area and to accord with the Harborough District Council Core Strategy Policy CS11.

x)11/01773/FUL – GREAT BOWDEN

Erection of two storey rear extension, 22 Main Street, Great Bowden

RESOLVED that: the application be APPROVED, for the following reason, with Conditions set out below:

Reason

The proposed extension is in keeping with the locality and complies with Harborough District Core Strategy Policies CS11 and CS17.

Conditions

- (i) The development hereby permitted shall be begun before the expiration of three years from the date of this permission. REASON: To accord with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.
- (ii) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match, in material, colour and texture, to those used in the existing building. REASON: In the interests of visual amenity and the character and appearance of the area and to accord with the Harborough District Council Core Strategy Policy CS11.

467 COUNCIL PROCEDURE RULES

The Meeting continued until 9.30p.m. In accordance with Part 4, Section 1, Paragraph 9.1 of the Council's Constitution (Duration of Meeting), the Committee RESOLVED that the Meeting should continue.

468 APPLICATIONS FOR DETERMINATION

i)11/01788/FUL – MARKET HARBOROUGH

Erection of twelve floodlights at the Tennis Court, Welland Park, Market Harborough.

RESOLVED that: the application be APPROVED, as set out in the report and supplementary information, for the following reason:

Reason

The development hereby approved would be in keeping with the form, character and appearance of the surrounding area, would not have an adverse affect on the amenity of adjoining residents and would not result in a road safety hazard. The proposal is therefore considered to accord with Harborough District Core Strategy Policy CS11 and Supplementary Planning Guidance note 12 and no other material considerations indicate that the policies of the development plan should not prevail.

ii)11/01790/FUL – MARKET HARBOROUGH

Change of use from hostel to single dwelling, 104 Northampton Road, Market Harborough.

RESOLVED that: the application be APPROVED, as set out in the report and supplementary information, for the following reason:

Reason

The use hereby permitted is compatible with the surrounding area and would not adversely affect the character and appearance of the existing building or the visual amenities of the area. Furthermore, the proposal would not adversely affect the amenities of adjoining residents, nor give rise to an unsafe highway situation. The proposal is therefore considered to accord with Harborough District Core Strategy Policy CS11.

The Meeting ended at 10.00p.m.