

PLANNING COMMITTEE: 21st June 2022
SUPPLEMENTARY INFORMATION

The “Supplementary Information” report supplements the main Planning Agenda. It is produced on the day of the Committee and is circulated at the Committee meeting. It is used as a means of reporting matters that have arisen after the Agenda has been completed/circulated, which the Committee should be aware of before considering any application reported for determination.

Correspondence received is available for inspection.

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21/02035/REM	Erection of 52 dwellings (Reserved matters for Phase 5 of 11/00112/OUT including details of appearance, landscaping and scale) Land at Airfield Farm, Leicester Road, Market Harborough
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Applicant Response to LCC Highways Comments dated 30.05.2022

Our Architect has reviewed the drawings with regards to the comments on parking spaces and believes that they are related to an outdated plan. The parking bay sizes were reviewed when the layout was revised so are you able to confirm that the comments relate to the current site plan (revision C) please?

LCC Highways Response (16.06.2022)

Notwithstanding the issues with adoptability, I’m generally satisfied with the parking bay sizes/provision. A parking condition should be included.

Parking Condition

The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Proposed Site Plan drawing number 131685 - SGP - ST - ZZ - DR - A - 121002. Thereafter the onsite parking provision shall be so maintained in perpetuity.

REASON: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally (and to enable vehicles to enter and leave the site in a forward direction) in the interests of highway safety and in accordance with the National Planning Policy Framework (2021).

21/02113/FUL	Erection of new offices, studios and overnight accommodation, with associated car parking, solar PV canopy and landscaping, erection of 1 dwelling (revised scheme of 21/01063/FUL) Archway House, Harborough Road, Lubenham
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Supporting Letter on behalf on the Applicant

Committee Members were directly sent (via email) a supporting letter in relation to the above application and associated application 21/02114/OUT on 16/06/2022.

Members will note the Applicant takes a different view to the Case Officer with regards to Policy GD2 and does not consider policies GD3 and GD4 are relevant.

The Case Officer has explained within the Committee Report under Section 6 '*Principle of Development*' why GD2 (2) does not apply in the context of this application and why policies GD3 (and GD4 in relation to 21/02114/OUT) are relevant given the sites countryside location.

Following clarification, the Applicant advised the two appeals referenced within the letter relate to an application in Charnwood application (ref. P/17/0421/2) and North West Leicestershire (ref. 16/01191/OUTM).

Presentation Boards

Following the Committee Site Visit (20.06.2022), the Applicant circulated copies of the presentation boards that were displayed on site to Committee Members.

21/02114/OUT	Outline application for the erection of up to eight sustainable and energy positive self-build/custom build dwellings (access, landscaping, layout and scale to be considered) Archway House, Harborough Road, Lubenham
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Supporting Letter on behalf on the Applicant

Committee Members were directly sent (via email) correspondence in relation to the above application and associated application 21/02113/FUL on 16/06/2022.

Members will note the Applicant takes a different view to the Case Officer with regard to Policy GD2 and does not consider policies GD3 and GD4 are relevant given the sites countryside location.

The Case Officer has explained within the Committee Report under Section 6 'Principle of Development' why GD2 (2) does not apply in the context of this application and why policies GD3 and GD4 are relevant.

The Applicant refers to an allowed appeal, where the Inspector considered the under delivery of self-build / custom build homes outweighing the harm to the countryside. The appeal decision referred to is outside of the District and as such the Case Officer does not know the specifics of the application which was appealed nor do they have an understanding of the Development Plan in place at that authority. The appeal decision itself is relatively old (2017) and it is important to remember each application is judged on its individual merits.

The Case Officer explains within the Committee Report there is a demand for self build /custom build housing but the development would appear incongruous within the semi-rural landscape and the harm identified would not outweigh the self build under delivery.

The Applicant refers to another allowed appeal, where the Inspector concludes a site was an accessible location capable of supporting the proposed residential development despite no designated crossing place on a Class A highway (60mph). The Case Officer would repeat what was said above with regard to the other quoted appeal.

The Case Officer explains within the Committee Report under Section 6 "Locational Sustainability" why the site would not provide future occupiers with a realistic option to choose walking and cycling as an alternative to private vehicle trips in order to access facilities in either Lubenham or Market Harborough.

Reference is made to the LVIA which was submitted in support of the application. The conclusions of the LVIA are noted, however, the Case Officer has come to a different conclusion on landscape harm as explained within the Committee Report under Section 6c "Landscape and Visual Impact".

The Case Officer concurs with the Applicant that the proposed development will be environmentally friendly.

Following clarification, the Applicant advised the two appeals referenced within the letter relate to an application in Charnwood application (ref. P/17/0421/2) and North Wester Leicestershire (ref. 16/01191/OUTM).

Presentation Boards

Following the Committee Site Visit (20.06.2022), the Applicant circulated copies of the presentation boards that were displayed on site to Committee Members.

22/00446/FUL	Construction of a single sports pitch (1.1ha), allotments (0.25ha) and associated access road, parking area and landscaping relating to the approved development of up to 275 dwellings on land at Charity Farm, Bushby (Outline Planning Application Ref. 14/01088/OUT), (resubmission of 17/01117/FUL). Land at Uppingham Road, Bushby (site is within Scraptoft)
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Amendments to Officer Report

Para 6.30 “as outlined in **Section 4**” should read “as outlined in **Section 3**”

Para 6.36 “either the suggested landscaping condition (see **Section 8 – Condition 9**)” should read “either the suggested landscaping condition (see **Section 8 – Condition 11**)”

22/00658/FUL	Installation of 2x 100lux LED Lighting systems and 14x lighting masts/columns for training areas and pitch Market Harborough Rugby Club, Northampton Road, Market Harborough
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Condition 3 - Correction

Should read Monday **to** Friday **NOT** Monday **and** Friday

Planning Committee Speakers List – 21st June 2022

Speakers please note that the Council’s Constitution requires evening meetings to end after three hours unless the Committee votes to continue the meeting. If a meeting does adjourn, remaining business will be considered at a time and date fixed by the Chairman or at the next ordinary meeting of the Committee and the existing speakers list will be carried forward.

Application	Parish	Speaker	Type	Time (mins)
21/02035/REM	Lubenham			
21/02113/FUL	Lubenham	Alec Welton Chris Green	Applicant Supporter	3 3
21/02114/OUT	Lubenham	Alec Welton Chris Green	Applicant Supporter	3 3
22/00446/FUL	Thurnby			
22/00658/FUL	Market Harborough			

Key to Speaker Type:

O = Objector, S = Supporter, PC = Parish Council, A = Applicant/to speak on behalf of applicant, AG = Agent, STC = subject to consent, WM = Ward Member

PLANNING COMMITTEE MEMBERSHIP 2023/2023

Councillors Mrs Ackerley, Bilbie, Burrell, Champion, Frenchman, Galton, James, Liquorish, Modha.

Please note – any Councillor unable to attend a meeting can be substituted with prior notice being given. Any substitutions will be announced at the start of each meeting.