

Full Council consideration of 15/01531/OUT – Overview Report

1. Purpose of the Report

- To explain the procedure of the meeting.
- To identify the sections of the original reports which are no longer relevant
- To address the reasons for the referral to Council

2. Committee Procedure

- 2.1 Application 15/01531/OUT was considered by Planning Committee on the 23rd November. Following the meeting, and in accordance with Harborough District Council's Constitution, a request was made by Members for the application to be referred to Council for further consideration.
- 2.2 Unlike the Planning Committee of the 23rd November, only one application is being considered at this stage. The resolution made by Harborough District Council on the 23rd November to approve 15/00865/OUT still stands. As such, normal Planning Committee procedures apply.
- 2.3 The committee will proceed in the following order:
1. Officer Presentation on 15/01531/OUT
 2. Registered Speakers on 15/01531/OUT
 3. Officer response to Issues raised in Speakers session
 4. Committee debate on 15/01531/OUT
 5. Committee Members vote on how to determine 15/01531/OUT

3. Clarification on Original Report

- 3.1 As a result of only one application being considered at this stage, there are elements of the original reports to Planning Committee that are not relevant to this meeting. These are set out below.
- 3.2 The Original report for application 15/00865/OUT is no longer relevant as this application has been approved (subject to the completion of S106 agreement and confirmation from the National Planning Casework Unit that the Secretary of State will not be calling in the application). Furthermore, the original Summary Report from the Agenda for 23rd November Extraordinary Planning Committee is no longer relevant as the cumulative impacts element of the report is contained within the application report and due to the approval of 15/00865/OUT there is now no scope to draw a comparison between 15/00865/OUT and 15/01531/OUT.
- 3.3 With regards to the original Overview Report, the following paragraphs are no longer relevant:
- Bullet points 1 and 3 of **Section 1** should be removed
 - **Section 2** should be removed
 - **Paragraph 3.1** should be reworded to read:
The application that is to be heard at this committee meeting relates to a proposal for strategic Distribution development at a site to the west of Lutterworth. 15/01531/OUT (*IDI Gazeley*) is a hybrid application that seeks outline consent on land at Mere Lane, Bittesby and is for the demolition of some of the existing buildings and the erection of up to 419,800sq m of storage and distribution, an educational facility, small business space, and the creation of a Country Park. The application also seeks detailed consent on land to the south of Asda George Headquarters to the south of the

A4303 for an HGV parking facility, an HGV Driver Training Centre and a rail freight shuttle terminal.

- **Paragraph 3.4** should be removed
- **Figure 3** should be removed

3.4 With regards the original application report for 15/01531/OUT, **para 6.32** is no longer relevant to its consideration due to the decision of the planning committee to approve 15/00865/OUT which has not been called in.

3.5 With regards the Supplementary Information List for the Extraordinary Planning Committee of the 23rd November 2017, the section of the paper which referred to 15/00865/OUT is no longer relevant as this application has been approved (subject to the completion of S106 agreement and confirmation from the National Planning Casework Unit that the Secretary of State will not be calling in the application).

4. Reasons for Referral

4.1 Application 15/01531/OUT was referred to Full Council for reconsideration for the following reasons.

1. The recommendation to approve 239ha of agricultural land is premature in the light of the emerging Local Plan. It will increase the overall housing numbers for the district prior to the council considering the response to the local plan consultation and without consideration of the local plan Inspectors input.
2. New local plan Policy BE2 was prematurely applied. Until the plan is adopted Policy CS7h (CS 2011) still applies but with limited weight.
3. The landscape impact is severe and outweighs the economic benefit.
4. Para 132 and 134 of the NPPF has not been considered fully

4.2 The issues raised above are all considered within the Application reports. For ease of reference the relevant points are addressed at the following sections of the reports:

- Reason 1
 - Overview Report para 4.93
 - Overview Report para 4.129
 - Application Report para 6.4.76
 - Application Report para 7.1
- Reason 2
 - Overview Report para's 4.1 – 4.3
 - Overview Report para's 4.9 – 4.11
 - Overview Report para 4.30
 - Overview Report para 4.86
 - Overview Report para's 5.1.2 – 5.1.9
 - Overview Report para 5.1.12
 - Overview Report para 5.1.15
- Reason 3
 - Application Report para's 6.2.1 – 6.2.54
 - Application Report para's 6.2.21 – 6.2.26
 - Application Report para 6.2.54
 - Application Report para 7.6
 - Application Report para 7.16
- Reason 4
 - Overview Report para's 4.59 – 4.60
 - Application Report para's 4.1.6 – 4.1.8
 - Application Report para's 4.3.9 – 4.3.23
 - Application Report para's 6.1.1 – 6.1.56

- Application Report para's 6.1.11 – 6.1.29
- Application Report para's 6.1.28 – 6.1.29
- Application Report para 6.1.56
- Application Report para's 7.3 – 7.5
- Application Report para 7.16