

HARBOROUGH DISTRICT COUNCIL  
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE  
held in  
The Council Chamber, The Symington Building, Market Harborough  
7 November 2017  
commencing at 6.30 p.m.

Present:

Councillor Holyoak (Chairman).

Councillors: Bowles (7<sup>th</sup> November only), Mrs. Burrell, Champion, Evans, Galton, Hall (7<sup>th</sup> November only), Liquorish, Modha, Nunn, Tomlin and Mrs Wood.

Officers:

7<sup>th</sup> November 2017 (adjourned): D. Atkinson, A. Eastwood, J. Eaton, L. Finch, H. Headech, M. Patterson and P. Storey.

16<sup>th</sup> November 2017 (reconvened): D. Atkinson, A. Eastwood, L. Finch, S. Hamilton and H. Headech.

APOLOGIES FOR ABSENCE AND NOTIFICATIONS OF SUBSTITUTIONS

Apologies had been received from Cllr Bilbie, who had been substituted by Cllr Mrs Wood and Cllr Hall (16<sup>th</sup> November only), Cllr Bowles (16<sup>th</sup> November only).

APPOINTMENT OF VICE-CHAIRMAN

RESOLVED: that Cllr Nunn be appointed Vice-Chairman of the Committee for the remainder of the Council year.

MINUTES

RESOLVED: that the minutes of the Planning Committee meeting held on 3 October 2017 be approved and signed by the Chairman as a true record.

DECLARATIONS OF MEMBERS' INTERESTS

*Cllr Holyoak*

*Application 17/00500/FUL*

Councillor Holyoak declared a personal interest in the application as a Ward member. He declared the interest on the grounds of planning good practice as he had or had appeared to judge the planning matter elsewhere, including whilst serving on another body and he will NOT be taking part in the debate or vote on the application.

## QUESTIONS AND PETITIONS SUBMITTED BY THE PUBLIC

A copy of a petition relating to application 16/02030/OUT had been received, containing 60 signatures. The petition was referred to in the application report and a copy was available at the meeting if any Committee members wished to see it.

## SITE INSPECTIONS

On Monday 6 November 2017 the following Members attended site inspections arranged prior to the meeting: 17/01991/OUT – Cllrs Modha, Mrs Burrell, Nunn, Mrs Wood and Holyoak, 17/001354/FUL - Cllrs Modha, Mrs Burrell, Nunn, Mrs Wood, Holyoak, Evans, Liquorish and Hall, 17/00500/FUL - Cllrs Modha, Mrs Burrell, Nunn, Mrs Wood, Holyoak, Evans, Liquorish, Hall and Champion, 16/02030/FUL - Cllrs Modha, Mrs Burrell, Nunn, Mrs Wood, Holyoak, Evans, Liquorish, Hall and Champion, 17/001353/FUL – Cllrs Holyoak, Galton, Nunn, Mrs Burrell, Liquorish, Modha and Evans, and 17/00977/FUL – cllrs Holyoak, Mrs Burrell, Nunn, Evans and Liquorish.

The sites inspected were in connection with applications: 17/01991/OUT – Swinford, 17/001354/FUL – Foxton, 17/00500/FUL – Kibworth Beauchamp, 16/02030/FUL – Fleckney, 17/001353/FUL – Thurnby and 17/00977/FUL – Tugby.

## APPLICATIONS FOR DETERMINATION

The Committee's attention was drawn to the additional information and representations made in respect of applications: 17/00138/REM – Great Bowden, 17/00500/FUL – Kibworth Beauchamp, 17/00741/OUT – Gilmorton, 17/00977/FUL – Tugby and Keythorpe, 17/01353/FUL – Thurnby, 17/01354/FUL – Foxton, 17/01366/LBC – Market Harborough and 17/01518/VAC – Great Bowden.

### (i) 16/02030/OUT - FLECKNEY

Erection of up to 8,550sq m of B1 (Business)/B2 (General Industrial) and B8 (Storage or Distribution) employment land (all matters reserved), Land rear of Unit 4, Marlborough Drive, Fleckney, Leicestershire.

#### RESOLVED:

That the application be APPROVED as set out in the report subject to the conditions set out therein and a Section 106 or similar obligation to secure items set out in the report and appendix.

### (ii) 17/00138/REM – GREAT BOWDEN

Erection of 62 dwellings (Reserved Matters of 15/01425/OUT including details of layout, scale, appearance and landscaping), Land off, Berry Close, Great Bowden, Leicestershire.

#### RESOLVED:

That the application be APPROVED as set out in the report and supplementary information for the reasons and with the conditions set out therein.

### (iii) 17/00500/FUL – KIBWORTH BEAUCHAMP

Erection of 45 retirement living apartments with associated access, parking and outdoor amenity space, Land at St Wilfrids Close, Kibworth Beauchamp, Leicestershire.

Cllr Holyoak left the Chair for consideration of this application and did not take part in the discussion or voting on this application. The Chair was taken by Cllr Nunn (Vice-Chairman) for this item.

RESOLVED:

That the application be APPROVED as set out in the report and supplementary information for the reasons set out therein and subject to a S106 Agreement or similar obligation and planning conditions and informative notes as set out in the report and supplementary information.

Cllr Holyoak returned to the Chair following the determination of the above application.

(iv) 17/00532/OUT – MARKET HARBOROUGH

Erection of up to 65 dwellings with all matters reserved except for access, Land at summit of Kettering Road, Market Harborough, Leicestershire.

RESOLVED:

That the application be REFUSED, for the reason set out below.

Reason for refusal:

The building on this elevated ridge will detract from the intrinsic character and quality of the countryside and is contrary to Core Strategy policy CS11. The harm significantly and demonstrably outweighs the proposals benefits including delivery of housing.

(v) 17/00654/FUL – HUNGARTON

Erection of two detached dwellings and associated parking and installation of new access (revised scheme of 15/01129/FUL), Ashby House Farm, Church Lane, Hungarton, Leicestershire.

RESOLVED:

That the application be APPROVED as set out in the report for the reasons and with the conditions set out therein.

(vi) 17/00741/OUT - GILMORTON

Outline application for the erection of up to 8 dwellings (access to be considered), Land Adj Broughton Hall Fencing, Mill Lane, Gilmorton.

RESOLVED:

That the application be APPROVED as set out in the report for the reasons and with the conditions set out therein.

(vii) 17/00977/FUL – TUGBY AND KEYTHORPE

Erection of 10 dwellings, associated infrastructure and open space, Land south of The Mead, Hallaton Road, Tugby, Leicestershire.

RESOLVED:

That the application be REFUSED for the reason set out below.

Reason for refusal:

The proposal by virtue of its layout and position within Tugby conservation area will cause less than substantial harm to the conservation area setting and is contrary to core strategy policy CS11. The proposal's benefits, including delivery of housing, does not outweigh this harm.

(viii) SUSPENSION OF STANDING ORDER

The Meeting continued until 9.16 p.m, during consideration of application 17/00977/FUL, when in accordance with Part 4, Section 1, Paragraph 4.2 of the Council's Constitution (Duration of Meetings), the Committee

RESOLVED:

That the Meeting should continue to allow determination of application 17/00977/FUL

BROWNFIELD LAND REGISTER

The Committee was asked to note that the Part 1 Brownfield Land Register has been prepared, as required under the Town and Country Planning (Brownfield Land Register) Regulations 2017 which came into force on 16th April 2017, and to agree that there are no sites to be included in Part 2 of the Register at this time. Sites and premises which meet the specified criteria for inclusion in the Register feature automatically in Part 1 of the Register. Part 2 of the Register comprises those sites, if any, identified for inclusion in Part 1 which merit the grant of "Permission in Principle" for residential development. The decision as to whether a site should be entered into Part 2 rests with the Council.

In response to a member's question regarding development on some of the identified sites, the head of planning and regeneration stated that the register had been prepared on the basis of the best evidence available at the time. he stated that the register and sites would be reviewed regularly.

RESOLVED:

That the Committee:

- (i) Noted that the Brownfield Land Register has been prepared in accordance with the Regulations;
- (ii) Agreed the sites to be included in Part 1 of the Register at Appendix A of the officer's report;
- (iii) Agreed that none of the sites included in Part 1 of the Register are suitable for inclusion in Part 2 at Appendix B of the officer's report;
- (iv) Noted that additional sites for inclusion in Part 1 may be included in subsequent updates of the Register; and
- (v) Noted that subsequent updates of the Register may involve sites already in Part 1 being recommended for inclusion in Part 2.

ADJOURNMENT

The meeting adjourned at 9.53pm until Thursday 16<sup>th</sup> November 2017 at 6.30pm, when the remaining applications were considered.

APPLICATIONS FOR DETERMINATION

The Committee's attention had been drawn to the additional information and representations made in respect of applications on the agenda at the adjourned meeting on 7<sup>th</sup> November 2017.

(ix) 17/01091/OUT - SWINFORD

Outline application for the demolition of existing outbuilding attached to Glenview; alterations to existing access and erection of five dwellings (access to be considered only), 1 Chapel Street, Swinford, Leicestershire LE17 6AZ..

RESOLVED:

That the application be APPROVED as set out in the report for the reasons and with the conditions set out therein.

(x) 17/01353/FUL - THURNBY

Erection of single and two storey rear extension, with existing garage to be converted into lounge (revised scheme of 17/00392/FUL), 8 Chestnut Drive, Bushby, Leicestershire LE7 9RB.

RESOLVED:

That the application be APPROVED as set out in the report and supplementary information for the reasons and with the conditions set out therein.

(xi) 17/01354/FUL - FOXTON

Erection of 6 dwellings with garaging, parking, landscaping and associated works including provision of open space, Land at Vicarage Drive, Foxton, Leicestershire.

RESOLVED:

That the application be APPROVED as set out in the report and supplementary information for the reasons and with the conditions set out therein.

(xii) 17/01366/LBC – MARKET HARBOROUGH

Installation of powder coated aluminium double doorset to entrance; installation of replacement air conditioning system; installation of replacement fenestration to 3 no. windows; installation of demountable partitions to divide the space into separate offices, Harborough District Council, The Symington Building, Adam And Eve Street, Market Harborough.

RESOLVED:

That the application be APPROVED as set out in the report and supplementary information for the reasons and with the conditions set out therein.

(xiii) 17/01378/FUL – MARKET HARBOROUGH

Erection of single storey front extension; installation of external render to front extension, 53 Northleigh Grove, Market Harborough, Leicestershire, LE16 9QU.

RESOLVED:

That the application be APPROVED as set out in the report for the reasons and with the conditions set out therein.

(xiv) 17/01499/FUL – MARKET HARBOROUGH

Erection of detached garage/workshop outbuilding to the rear, 20 Welland Park Road, Market Harborough, Leicestershire LE16 9DR.

RESOLVED:

That the application be APPROVED as set out in the report for the reasons and with the conditions set out therein.

(xv) 17/01518/VAC – GREAT BOWDEN

Variation of condition 4 (Opening hours) of planning permission 16/00770/FUL, Bowden Stores, 3 The Green, Great Bowden, Leicestershire LE16 7EU.

RESOLVED:

That the application be APPROVED as set out in the report and supplementary information for the reasons and with the conditions set out therein.

URGENT MATTERS

There were none.

The Meeting ended at 7.47 p.m.