

HARBOROUGH DISTRICT COUNCIL
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
held in
The Council Chamber, The Symington Building, Market Harborough

5th December 2017

commencing at 6.30p.m.

Present:

Councillor Holyoak (Chairman).

Councillors: Bilbie, Bowles, Mrs. Burrell, Evans, Galton, Hall, Liquorish, Modha, Nunn and Tomlin.

Officers: A. Eastwood, L. Finch, H. Headech, M. Patterson and P. Storey.

APOLOGIES FOR ABSENCE AND NOTIFICATIONS OF SUBSTITUTIONS

An apology for absence had been received from Cllr Chapman.

MINUTES

RESOLVED: that the minutes of the Planning Committee meeting held on 7th November 2017 be approved and signed by the Chairman as a true record.

DECLARATIONS OF MEMBERS' INTERESTS

<i>Cllr Bilbie</i>	<i>Application 17/00450/FUL</i> Cllr Bilbie stated that he was the Ward member and a member of the Parish Council. Cllr Bilbie stated that he would be taking part in the debate on the application and voting.
<i>Cllr Hall</i>	Cllr Hall stated that he knew a number of registered speakers present at the meeting. Cllr Hall stated that he had an open mind on all the applications.

QUESTIONS AND PETITIONS SUBMITTED BY THE PUBLIC

None had been received.

SITE INSPECTIONS

On Monday 4th December 2017 the following Members attended site inspections arranged prior to the meeting: Councillors Mrs Burrell, Evans, Holyoak, Liquorish and Nunn.

The sites inspected were in connection with applications: 17/01739/FUL – Market Harborough, 17/01108/REM - Market Harborough, 17/01307/FUL – Lubenham and 17/00450/FUL – Fleckney.

APPLICATIONS FOR DETERMINATION

The Committee's attention was drawn to the additional information and representations made in respect of applications: 17/00450/FUL – Fleckney, 17/01108/REM – Market Harborough, 17/01530/FUL – Great Easton, 17/01536/VAC – Great Glen and 17/01739/FUL – Market Harborough.

The Chairman stated that those applications with registered public speakers would be considered before those applications for which no one had registered to speak.

(i) 17/00450/FUL - FLECKNEY

Demolition of existing buildings and erection of three dwellings (revised scheme of 15/01856/FUL), Manor Works, Main Street, Fleckney, 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.

(ii) 17/01108/REM - MARKET HARBOROUGH

Erection of 215 residential dwellings, with associated infrastructure, public open space, vehicular parking, and ecological mitigation, Land off Farndon Road, Market Harborough, Leicestershire.

RESOLVED:

That the application be DEFERRED to allow alternative access routes to the site to be investigated.

(iii) 17/01307/FUL - LUBENHAM

Erection of detached dwelling and associated landscaping; creation of new access, Land west of Foxton Road, Lubenham, Leicestershire.

RESOLVED:

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

(iv) 17/01408/FUL - SHEARSBY

Change of use of land for use as a dog centre; erection of a building for indoor dog area, ancillary office/store and erection of a fence, Land OS 3269, Welford Road, Shearsby, Leicestershire.

RESOLVED:

That the application be REFUSED for the reason set out in the agenda.

(v) 17/01536/VAC – GREAT GLEN

Variation of Condition 8 (hours of operation) of planning permission 13/01523/FUL, Great Glen Crematorium, London Road, Great Glen, Leicestershire.

RESOLVED:

That the application be APPROVED as set out in the report and supplementary information for the reasons and with the conditions and informative notes set out therein, subject to the following amended condition:

Condition 1 – to be amended to add the words “between 09.30 hours and 13.30 hours on Saturday.”

(vi) 17/01575/FUL - ARNESBY

Erection of single detached dwelling including installation of new access (Resubmission of 17/00774/FUL), Land at Oak Lane, Arnesby, Leicestershire.

RESOLVED:

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

(vii) 17/01739/FUL – MARKET HARBOROUGH

Change of Use from a shop (A1) to drinking establishment (A4), 84 St Marys Road, Market Harborough, Leicestershire, LE16 7DX.

RESOLVED:

That the application be REFUSED for the reason set out in the report and supplementary information:

(viii) 17/01530/FUL – GREAT EASTON

Demolition of dis-used garage and erection of new dwelling and associated landscaping, Land between 4 and 6 Deepdale, Great Easton, 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.

(ix) 17/01715/CLU – MARKET HARBOROUGH

Certificate of lawfulness of proposed development for the installation of a dormer window and alterations to loft, 20 Welland Park Road, Market Harborough, Leicestershire LE16 9DR.

RESOLVED:

That the evidence provided indicates that the development is Permitted Development, as laid out in the Town and Country Planning (General Permitted Development)(England) Order 2015. The application is lawful within the meaning of section 191 of the Town and Country Planning Act 1990 (as amended).

(x) 17/01773/NOT – MARKET HARBOROUGH

Prior notification for the erection of a single storey rear extension (depth 6m, maximum height of 3.64m and eaves height of 3m), 20 Welland Park Road, Market Harborough, Leicestershire LE16 9DR.

RESOLVED:

That Harborough District Council has considered the application under Condition A.4 of Part 1, Schedule 2 to the Town and County Planning (General Permitted Development) Order 2015 and decided that prior approval of the details is not required for the development as described in the submitted documents and on any accompanying plans and drawings.

URGENT MATTERS

There were none.

The Meeting ended at 9.07 p.m.