

HARBOROUGH DISTRICT COUNCIL
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE

Held at the Council Chamber
The Symington Building, Adam & Eve Street,
Market Harborough, LE16 7AG
on Tuesday 15th February 2022
commencing at 6.30pm.

Present:

Councillors: Mrs Ackerley, Burrell, Champion (Chairman), Frenchman, Galton,
James, Liquorish, Modha and Nunn.

Officers: D. Atkinson, E. Baumber, A. Eastwood, J. Felton (remote), S. Green, N.
Kwasa, and N. Parry.

1. INTRODUCTIONS

The Chairman welcomed everyone to the meeting, introduced the officers present and highlighted the procedures for the smooth running of the meeting.

2. APOLOGIES FOR ABSENCE AND NOTIFICATIONS OF SUBSTITUTIONS

There were none.

3. DECLARATIONS OF MEMBERS' INTERESTS

Councillor Mrs Ackerley declared an interest in application 21/02036/FUL, Land adjacent to Brookfield Way, Bitteswell Road, Lutterworth, in that she is a Member of Lutterworth Town Council. She noted that she would withdraw from the meeting at the appropriate time and would not take part in the discussion or vote.

4. MINUTES

RESOLVED that the minutes of the Planning Committee meeting held on 18th January 2022, be approved and signed by the Chairman as a true record.

5. REFERRALS UP TO COUNCIL BY THE PLANNING COMMITTEE

There were none.

6. QUESTIONS AND PETITIONS SUBMITTED BY THE PUBLIC

There were none.

7. APPLICATIONS FOR DETERMINATION

The Chairman noted that as part of the Supplementary Report the recommendation for application 21/02036/FUL, Land adjacent to Brookfield Way, Bitteswell Road, Lutterworth had been revised as follows;

'Revised recommendation

Deferral to consider late representations on behalf of applicant received 10th February and 14th February by HDC. Deferral recommended as the size, nature and timing of these submissions gives inadequate time for officers to properly consider and respond to inform this Planning Committee.'

The Development Planning Manager noted that it was a reasonable response to recommend deferring the application considering the additional information. He noted that the Council and the Applicant had mutually agreed an extension of time to facilitate this.

Therefore, the Chairman MOVED to DEFER the application to a future meeting of the Planning Committee for the reasons noted above. This was seconded by Councillor Nunn. Following the vote it was;

RESOLVED to DEFER application 21/02036/FUL, Land adjacent to Brookfield Way, Bitteswell Road, Lutterworth, for consideration at a future meeting of the Planning Committee for the reasons noted above.

- i. The Development Management Team Leader introduced the report in respect of application 20/00545/OUT, Land at Airfield Farm, Gallow Field Road - *Outline application for demolition of all existing farm buildings and construction of a Business Park comprising up to 35,001 sqm Class E (g)(iii)/B2/B8 floorspace, up to 5992 sqm Class E (g)(i) and 250 sqm mixed Class E(a/b), means of access from Harborough Road, service yards, lorry parking, car parking, plant areas, strategic landscaping and associated service infrastructure (access to be considered), and directed Members to the additional comments included in the Supplementary Information. A representation was heard in support of the application from the Applicant's agent, Jim Rawlings, and in objection to the application from the Ward Member Councillor Dr Bremner. The Committee had the opportunity to*

question the speakers and Officers. It was requested that Condition 7. Construction Environmental Management Plan, I) as noted in the Supplementary List, be amended to include the words, 'to avoid all local villages'. Following consideration of the report it was;

RESOLVED that Planning Permission is APPROVED, for the reasons set out in the report, subject to:-

- (i) **The proposed conditions set out in Appendix A (with delegation to the Development Planning Manager to agree the final wording of these);**
- (ii) **The Applicant entering into a legal agreement under Section 106 of the Town and Country Planning Act 1990 (and S38/S278 of the Highways Act 1980) to provide for the obligations set out in Appendix B (with delegation to the Development Planning Manager to agree the final wording and trigger points of the obligations) and,**

That Condition 7. Construction Environmental Management Plan, I) as noted in the Supplementary List, be amended as follows;

I) The means of access and routing for demolition and construction traffic and indication of signage locations to assist those delivering to the site to avoid all local villages.

- ii. The Senior Planning Officer introduced the report in respect of application 21/01348/FUL The Pavilion, Grange Lane, Thurnby, - *Change of use, enlargement and refurbishment of building (from sports pavilion F2(c) use to mixed uses), including sports changing room (F2(c) use), meeting room and partitionable function spaces (F2(b) use), café and serving area (E(b) use), upgraded kitchen and stores (ancillary uses), administration office and accessible WC facilities (ancillary uses), involving the erection of a single storey extension to the north and east, alterations to fenestration, removal of existing car park and restoration of land to recreational land, creation of new car park using existing recreational land, and other landscaping works.* She directed Members to the additional comments included in the Supplementary Information. A representation was heard in support of the application from the Applicant, David Chiddick. The Committee had the opportunity to question the speaker and Officers. Following consideration of the report it was;

RESOLVED that Planning Permission is APPROVED for the reasons set out in the Committee report and subject to the recommended Planning Conditions and Informative Notes in Appendix A, and,

the additional condition as follows:

Construction Management Plan (Vehicle Parking)

No development shall commence on site until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority.

The Construction Management Plan shall contain details of:

- a) Provisions for the off-street parking of vehicles of site operatives, developers, agents and all other visitors engaged in the construction of the development.
- b) Provisions for the off-street parking of vehicles of members of public and parks maintenance staff visiting Manor Field.

Thereafter, the development shall take place in accordance with the approved Construction Management Plan.

REASON: In the interest of highway safety, to ensure appropriate mitigation for the impact caused by the construction of the development and reduce the possibility of the development leading to on-street parking, and to accord with Harborough Local Plan Policies GD8 and IN2.

- iii. The Development Management Team Leader introduced the report in respect of application 21/01637/FUL Land OS 3447, Leicester Road, Market Harborough - *Erection of workshop, offices and associated external works including new vehicular access (revised scheme of 21/00593/FUL)* and directed Members to the additional comments included in the Supplementary Information. A representation was heard in support of the application from the Applicant, Mr John Bates, and Mr Stuart Rowse. The Committee had the opportunity to question the speakers and Officers and the Committee requested an additional reason for refusal relating to heritage harm. Following consideration of the report it was;

RESOLVED that Planning Permission is **REFUSED** for the following reasons:

This proposal, if permitted, would lead to an intensification of vehicular movements turning onto and off the B6047 Leicester Road, which is a busy high-speed road, where the turning manoeuvres could be an additional source of danger to road users, which is not in the interests of highway safety, and is contrary to Policy IN5 of the Leicestershire Highway Design Guide and paragraph 110 of the National Planning Policy Framework 2021, and

The proposed development would lead to the loss of the open and green space which makes a positive contribution to the character and appearance of the Grand Union Canal conservation area. The harm identified is judged to be less than substantial, and is not outweighed by the economic benefits of the scheme or suggested landscaped mitigation. The development is therefore contrary to Harborough Local Plan policies GD8 and HC1 and The Framework.

- iv. The Development Planning Manager introduced the report in respect of application 21/01835/FUL, 39 Church Road, Kibworth Beauchamp - *Erection of garden gym room with decked area, erection of carport/storage/workshop and increase in height of brick wall to 2m high with 2.1m brick pillars along the north and east boundaries of the site (revised scheme of 21/00499/FUL)* and directed Members to the additional comments included in the Supplementary Information. A representation was heard in support of the application from the Applicant, Tim Davies, Parish Councillors John Hooley and Dr Kevin Feltham, and in objection to the application from Ward Member Councillor Whelband. The Committee had the opportunity to question the speakers and Officers. Following consideration of the report it was;

RESOLVED that the application is APPROVED.

The Chairman adjourned the meeting to allow the Committee a short comfort break.

- v. Once the meeting restarted, the Senior Planning Officer introduced the report in respect of application 21/02129/FUL, Land to the south of Gaulby Lane, Stoughton, Leics - *Conversion of an agricultural building into three residential dwellings with addition of a first floor* and directed Members to the additional comments included in the Supplementary Information. A representation was heard in objection to the application from Parish Councillors, Mr Robert Battey and Tom Richardson. The Committee had the opportunity to question the speakers and Officers and it was **MOVED** that the application be **REFUSED**, contrary to officer recommendations, for the following reason;

The location for the proposal is contrary to the aims of the Local Plan and the Spatial Strategy which seek to direct development towards the most appropriate and sustainable locations where there are a range of services and good public transport links, and specifically contrary to policies SS1 and GD4 of the Local Plan as the proposed dwelling does not meet the criteria for dwellings in the countryside. Furthermore, the site is located within the Thurnby/Leicester/Oadby Green Wedge and the nature of the development does not comply with Policy GD7(2a) of the Harborough Local Plan. The site benefits from a Class Q prior approval consent,

however, this material consideration does not outweigh conflict with the policies of the development plan.

Following consideration of the report it was,

RESOLVED that Planning Permission is REFUSED for the reason as noted above.

8. URGENT MATTERS

The Chairman MOVED the following proposal;

'In the light of long-standing concerns expressed by many residents of the Hursley Park residential development in Great Bowden, particularly relating to the landscaping of the site, I would ask that this Committee agrees to request a report from the Planning Department relating to the implementation of the Landscape Management Plan for the site.

The Terms of Reference of this piece of work are to be decided but should cover all aspects and matters concerning the implementation of the Landscape Management Plan.

The report should aim to draw conclusions and highlight any actions that ought to be followed up moving forward.

The report will come back to a future meeting of this Committee at a future date to be confirmed for consideration.'

The Planning Committee confirmed their support for this proposal, and it was duly seconded by Councillor Frenchman. Following the vote it was therefore;

RESOLVED that a report covering as requested above be provided to a future meeting of the Planning Committee.

The meeting finished at 20.45