

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

3rd September 2019
commencing at 6.30p.m.

Present:

Councillor Champion (Chairman).

Councillors: Mrs Ackerley, Dr Bremner, Mrs. Burrell, Frenchman, Galton, James,
Liquorish and Modha.

Officers: C. Brown, A. Eastwood, H. Headech, N. Parry and P. Storey.

APOLOGIES FOR ABSENCE AND NOTIFICATIONS OF SUBSTITUTIONS

No apologies were received.

MINUTES

RESOLVED: that the minutes of the Planning Committee meeting held on 16th July 2019 be approved and signed by the Chairman as a true record.

DECLARATIONS OF MEMBERS' INTERESTS

There were none.

QUESTIONS AND PETITIONS SUBMITTED BY THE PUBLIC

There were none.

DEVELOPMENT MANAGEMENT PERFORMANCE DECISION QUALITY

The Committee NOTED the Development Management performance decision quality information and the major planning appeals pending and allowed for the period 1st April 2017 – March 2019 and estimated position for April 2017 – March 2019, as presented.

SITE INSPECTIONS

On Monday 2nd September 2019 the following Members attended a site inspection arranged prior to the meeting: Councillors Mrs Burrell, Champion and Frenchman.

The sites inspected were in connection with applications: 19/00760/FUL - Great Bowden and 19/00832/FUL – Medbourne.

APPLICATIONS FOR DETERMINATION

The Committee's attention was drawn to the additional information and representations made in respect of applications: 19/00888/FUL - Claybrooke Parva, 19/00934/FUL - Claybrooke Parva, 19/00760/FUL - Great Bowden, 19/00832/FUL – Medbourne, 19/0127/FUL – Market Harborough, 19/01046/VAC – Broughton Astley and 19/01065/FUL – Market Harborough.

The Chairman announced the applications would be taken out of the agenda sequence, with application 19/01027/FUL – Market Harborough being taken third for personal reasons of one of the parties concerned.

(i) 19/00888/FUL - CLAYBROOKE PARVA

Erection of one dwelling, Wells Close, Woodway Lane, Claybrooke Parva. Leicestershire.

RESOLVED:

That the application be REFUSED for the reasons set out in the report and supplementary information.

(ii) 19/00934/FUL - CLAYBROOKE PARVA

Erection of barn and manure store, extension of stable yard and construction of manege, Wells Close, Woodway Lane, Claybrooke Parva. Leicestershire.

RESOLVED:

That the application be APPROVED for the reasons set out in the report and supplementary information and subject to the planning conditions set out therein plus the following additional condition:

The development approved shall not be used by horses until details of land investigation and mitigation for contamination, if any, has been submitted to and approved by the Local Planning Authority.

Reason: To ensure the site is appropriate for equestrian use.

(iii) 19/01027/FUL – MARKET HARBOROUGH

Erection of six dwellings, Land rear of 14 High Street, Market Harborough, Leicestershire.

RESOLVED:

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

Condition 11 (third bullet point) by amended replacing the words "*Further sources to be consulted*" with the words "*Further sources to be consulted shall include:*"

(iv) 19/00760/FUL – GREAT BOWDEN

Erection of a single storey building for B1(a) office use, Land Adjacent 26 The Green, Great Bowden, Leicestershire.

RESOLVED:

That the application be REFUSED for the following reason:

The proposed building, by virtue of its scale and positioning would result in an unneighbourly form of development and would potentially exacerbate existing on street parking problems to

the detriment of local residents and businesses. The application is therefore contrary to Local Plan policy BE1 and GD8(e) and Great Bowden neighbourhood Plan policy EMP2(e).

(v) 19/00832/FUL MEDBOURNE

Change of use of land from agriculture to dog day care with dog play field & walking area, erection of building for up to 8 dogs including ancillary office/storage space, Field off Drayton Road, Medbourne, Leicestershire.

RESOLVED:

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

On balance, it has not been demonstrated that the development has been designed to minimise impacts from noise and disturbance to existing and future residents. Therefore, the scheme is not considered to comply with Policy GD8 of the Harborough Local Plan 2011 to 2031, Policy E2 of the Medbourne Neighbourhood Plan 2017 to 2031 nor Paragraph 127(f) of the National Planning Policy Framework

Note: The recommended reason for refusal 2 set out in the agenda was withdrawn by planning officers verbally and via the Supplementary Information published prior to the meeting.

(vi) 19/00906/FUL – HOUGHTON ON THE HILL

Substitution of house types and garage types and amendments to siting of garages (49 plots in total) (Amendments to 17/00257/REM and 18/00912/FUL Substitution of house types and garage types and amendments to siting of garages (49 plots in total) (Amendments to 17/00257/REM and 18/00912/FUL

RESOLVED:

That the application be APPROVED for the reasons set out in the report and subject to the informative note and planning conditions set out therein.

(vii) 19/01046/VAC – BROUGHTON ASTLEY

Variation of condition 1 (expiry date) of 18/01070/FUL to remove temporary use, August Cottage, 3 The Lindens, Station Road, Broughton Astley, Leicestershire LE9 6PU.

RESOLVED:

That the application be APPROVED for the following reason and with the condition set out below:

The proposal's benefits outweigh any impact on the amenity of the area

Additional condition:

The use hereby permitted shall take place only between the hours of 09:00 and 18:00 from Mondays to Fridays and between 09:00 and 13:00 on Saturdays and Sundays and at no other times.

Reason: To protect the amenity of the area.

(viii) DURATION OF THE MEETING

During consideration of the above item at 9.23pm, and as per the provisions of the Council's Constitution, Part 4, Section 1, Paragraph 4.2 (Duration of Meetings), it was proposed, seconded and voted upon that the meeting should continue beyond the three hour time limit to complete the business on the agenda

(ix) 19/01065/FUL – MARKET HARBOROUGH

Erection of wooden trellis on top of existing fence, 7 Logan Crescent, Market Harborough, Leicestershire LE16 9QT.

RESOLVED:

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

URGENT MATTERS

There were none.

The Meeting ended at 9.36 p.m.