

HARBOROUGH DISTRICT COUNCIL
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE

Held at The Langton Room,
Harborough Innovation Centre, Wellington Way, Airfield Business Park,
Market Harborough, LE16 7WB

On 11th June 2024
commencing at 6.30pm

Present:

Councillors: Bateman, Burrell (Chair), Elliott, Gair, James, Johnson, Rickman,
Whelband

Officers present: D. Atkinson – Director of Planning, A. Eastwood – Head of Development Management, N. Parry – Development Management Team Leader, M. Patterson – Strategic Growth Manager, D. Gill – Head of Law and Democracy (OWBC), E. Newman – Democratic Services Officer and S. Manek – Interim Democratic Services Officer.

1. Election of Chairman for 2024/25

The Chairman of the Council opened the meeting. He noted that the first item on the agenda was to Elect a Chairman of the Planning Committee for the municipal year 2024/25. He invited nominations, Councillor Burrell was nominated by Councillor Gair. This was seconded by Councillor Johnson and there being no other nominations, Councillor Burrell was duly elected.

2. Election of Vice Chairman for 2024/25

Councillor James was nominated by Councillor Elliott. This was seconded by Councillor Johnson.

Councillor Burrell assumed the Chair and welcomed all to the meeting. Introductions were made around the table.

3. Apologies for Absence and Notification of Substitutions

Apologies were received from Cllr Bannister, Cllr Modha, who was substituted by Councillor Rickman, and Councillor Worrell, who was substituted by Cllr Bateman.

4. Declarations of Members Interests

There were no declarations of interest received.

5. Minutes

The minutes were proposed by Councillor James and seconded by Councillor Gair and it was **RESOLVED** that the minutes of the Planning Committee meeting held on the 14th May 2024 be approved and signed by the Chair as a true record.

6. Questions and Petitions Submitted by the public

There were no questions and petitions by the public received.

7. Referrals up to Council by the Planning Committee

There were no referrals.

8. Applications for Determination

The Chair of the Committee informed Members that Officers had advised that they had considered the latest representations received in relation to Application 22/002188/FUL – Manor House Farm, Main Street, Cranoe and although they were satisfied that there was no procedural error or unfairness, in light of legal advice it was considered appropriate for the item be deferred to the next Committee meeting.

The Chair also stated that the order of the items on the Agenda would change and items 24/00453/FUL (38 Lathkill Street, Market Harborough) and 24/00488/FUL (Firs Farm, Main Street, Illston On The Hill) would be taken first at the meeting.

In regard to the applications concerning the new Gartree Prison, the first item, 24/00200/REM was the item deferred at the last Planning Committee meeting to look further into the Layout and positioning, the colour of the fence and the traffic and access. This would be debated and considered as usual. The Chair also stated that

Officers had given consideration to four discharge of condition applications relating to the prison and have waived their delegated powers and they were on the Agenda and would be considered by the Committee. These would be grouped into one discussion. Officers wanted to ensure that as many matters as practicable were considered by Planning Committee Members in an open public forum due to the significant nature of this application.

The Head of Development Management introduced application 24/00453/FUL, 38 Lathkill Street, Market Harborough, Leicestershire, LE16 9EY. The application was for the erection of a two storey side extension and new brick boundary wall.

There were no speakers in respect of this application.

It was proposed by Councillor Johnson that the application be **APPROVED**, as per Officers' recommendation.

This was seconded by Councillor Elliott.

A vote was taken and supported by the requisite number of Councillors and the result was unanimous.

It was **RESOLVED** that the Planning Permission was **APPROVED**.

The Development Management Team Leader introduced the next report, 24/00488/FUL, Firs Farm, Main Street, Illston on The Hill. The application was for the demolition of existing outbuildings and erection of residential self-build dwelling and garage/cart lodge.

There were no speakers in respect of this application.

After some clarification and some discussion, it was proposed by Councillor Gair that the application be **REFUSED**, as per Officers' recommendation.

This was seconded by Councillor Johnson.

There were no speakers in respect of this application.

A vote was taken. Three Members voted for Refusal, three Members voted for Approval and two Members Abstained from voting. The Chair used her casting vote to Refuse the application.

It was **RESOLVED** that the Planning Permission was **REFUSED**.

The Strategic Growth Manager introduced application 24/00200/REM, Land Adj HM Prison, Welland Avenue, Gartree, Lubenham. The application was for Reserved Matters for the construction of a new Category B prison of up to 82,555sqm within a secure perimeter fence, together with access, parking, landscaping and associated engineering works (appearance and layout to be considered, pursuant to outline planning permission ref: 21/01600/OUT (access, scale and landscaping)).

Objections were heard from Adele Rogers as Chair of Foxton Parish Council, David Hickie on behalf of Gartree Action Group, Diana Cook on behalf of Lubenham Parish Council and Ward Member Councillor Jo Asher.

Support was heard from the applicant's agent, Katrina Hulse. The applicant, Phil Cronshaw withdrew from speaking.

The Committee was given the opportunity to question the speakers and the officers.

It was proposed by Councillor Burrell that the application be **APPROVED**, as per Officers' recommendation.

This was seconded by Councillor Gair.

A vote was taken. Four Members voted for Approval and four Members voted for Refusal. The Chair used her casting vote to Approve the application.

It was **RESOLVED** that the Planning Permission was **APPROVED**.

The Strategic Growth Manager introduced applications 24/00244/PCD, 24/00299/PCD, 24/00409/PCD AND 24/00489/PCD, Land Adj HM Prison, Welland Avenue, Gartree, Lubenham. The application was for:

- 1) Discharge of Condition 13 (Levels), 14 (Ventilation), 15 (PRoW), 21 (Foul Water Drainage), 22 (Watercourse), 23 (Archaeology) 28 (Sound Insulating) and 29 (CEMP) of 21/01600/OUT
- 2) Discharge of Condition 7 (Detailed Landscape Plan) and 8 (Landscaping Management Plan) of 21/01600/OUT
- 3) Discharge of Conditions 19 (Surface Water Drainage) and 25 (Land Contamination) of 21/01600/OUT

4) Discharge of Condition 16 (Pre Development Condition Survey) of 21/01600/OUT (Partial discharge of condition)

Objections were heard from David Hickie on behalf of Foxton Parish Council, Diana Cook on behalf of Lubenham Parish Council, David Hickie on behalf of Gartree Action Group, Richard Wilson and Ward Member Councillor Jo Asher.

Support was heard from the applicant's agent, Katrina Hulse. The applicant, Phil Cronshaw withdrew from speaking.

The Committee was given the opportunity to question the speakers and the officers.

There were three recommendations, and each was taken in turn:

Recommendation One – Applications 24/00244/PCD and 24/00409/PCD are APPROVED (in part) and Application 24/00489/PCD is APPROVED and Conditions 15, 16, 21 and 25 of 21/01600/OUT are discharged for the reasons set out in the report.

Recommendation Two - Delegated Authority is sought for the Development Management Head of Service to discharge conditions 19, 22, 23 & 28 in agreement with the Planning Committee Chairman upon receipt of confirmation that details submitted are acceptable to LCC Archaeology (Condition 23) HDC EHO's (Condition 28), Environment Agency (Condition 19) and LCC LLFA (Conditions 19 & 22).

Recommendation Three - Delegated Authority is sought for the Development Management Head of Service to discharge condition 29 (CTEMP) in agreement with the Planning Committee Chairman upon receipt of confirmation that details submitted are acceptable to LCC Highways and LCC LLFA.

For Recommendation one, it was proposed by Councillor Burrell that the application be **APPROVED**, as per Officers' recommendation.

This was seconded by Councillor Gair.

A vote was taken. Three Members voted for Approval, three Members voted for Refusal and two Members Abstained from voting. The Chair used her casting vote to Approve the application.

It was **RESOLVED** that the Planning Permission was **APPROVED**.

For Recommendation two, after some discussion, it was proposed by Councillor Burrell that the application be **APPROVED**, as per Officers' recommendation.

This was seconded by Councillor Johnson.

A vote was taken. Five Members voted for Approval and three Members voted for Refusal.

It was **RESOLVED** that the Planning Permission was **APPROVED**.

For Recommendation three, it was proposed by Councillor Bateman that the application be **APPROVED**, as per Officers' recommendation.

This was seconded by Councillor Burrell.

A vote was taken. Three Members voted for Approval, three Members voted for Refusal and two Members Abstained from voting. The Chair used her casting vote to Approve the application.

It was **RESOLVED** that the Planning Permission was **APPROVED**.

9. Any Urgent Business

The Director of Planning presented a report to the Planning Committee on the voting process and the option to consider. The report presented three options.

After a discussion, Councillor Whelband proposed option 3, for a recorded vote to be taken when voting on every application for development permission considered by the Planning Committee. The motion was seconded by Councillor Rickman.

A vote was taken. Four Members voted for option 3 and four Members voted against option 3. The Chair used her casting vote to refuse option 3. This motion fell away.

Councillor Johnson proposed option 1, to continue with Committee Members raising their hands to indicate their voting intentions following the proposal and seconding of a proposal concerning an application for development permission.

This was seconded by Councillor Gair; however, he stated that the Constitution stated that five Members could request a named vote and this seemed too much and requested that the Constitution be amended to reduce the number of Members that could request a named vote.

A vote was taken. Three Members voted for option 1 and five Members voted against option 1. This motion fell away.

Councillor Burrell proposed option 2, to continue with raised hands with the addition of a voting record sheet, administered by the Clerk at the meeting, till the October Planning Committee meeting. In the meantime, a report be written to present at the Constitution Review Committee to consider the options and make any recommendations to Council, as this is where constitutional changes are agreed.

This was seconded by Councillor Elliott.

A vote was taken. Seven Members voted for this proposal and one Member abstained from voting. This motion was carried.

It was **RESOLVED** that the Planning Committee would use Option 2 until the Constitutional Review Committee considered the report and made a recommendation to Council, if necessary.

Meeting closed at 21:15.