

HARBOROUGH DISTRICT COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE

held in the Council Chamber,
Council Offices, Adam and Eve Street, Market Harborough

8th March 2011

commencing at 6.30p.m.

Present:
Councillor Liquorish (Chairman)

Councillors: Beaty, Mrs. Burrell, Galton, Graves, Dr. S. Hill,
Holyoak, Johnson, B. Smith, M. Smith, and Mrs. C. Wood.

Officers: B. Culpin, A. Eastwood, E. O'Neill,
N. Parry, M. Patterson and V. Wenham.

Apologies for absence were received from Councillor Evans.

593 NOTIFICATION OF SUBSTITUTES

None were received.

594 MINUTES

RESOLVED: that the Minutes of the Meeting of the Planning Committee held on 15th February 2011 be approved and signed by the Chairman as a true record.

595 DECLARATIONS OF MEMBERS' INTERESTS

Councillor Mrs. Burrell

*Applications 10/00620/OUT, 10/1045/OUT, 10/01306/OUT
and 11/00003/OUT*

Councillor Mrs. Burrell disclosed a personal, non-prejudicial interest in this item and remained present at the Meeting for its debate and resolution. The nature of the interest was stated to be that she was on the Thurnby and Bushby Parish Council.

596 QUESTIONS AND WRITTEN PETITIONS SUBMITTED BY THE PUBLIC

None were received.

597 SITE INSPECTIONS

The following Members attended site inspections arranged prior to the Meeting in respect of the following applications:

Councillors Beaty, Mrs. Burrell, Johnson, Galton, Holyoak, Liquorish, B. Smith, M. Smith and Mrs. Wood attended the sites concerned with applications:

10/00620/OUT – SCRAPTOFT/THURNBY/BUSHY, 10/01045/OUT – SCRAPTOFT, 10/01306/OUT – SCRAPTOFT and 11/00003/OUT –THURNBY AND BUSHY

598 APPLICATIONS FOR DETERMINATION

Applications for determination were considered and the Committee's attention was drawn to the additional information and representations made in respect of applications:

10/00620/OUT – SCRAPTOFT/THURNBY/BUSHY, 10/01045/OUT – SCRAPTOFT, 10/01306/OUT – SCRAPTOFT and 11/00003/OUT –THURNBY AND BUSHY

i)10/00620/OUT – SCRAPTOFT/THURNBY/BUSHY

Residential development and associated open space (means of access to be considered, Land OS 123 Pulford Drive.

Councillor Mrs. Tooley, Ward Member, addressed the Committee.

RESOLVED that: the application be REFUSED as set out in the report, and supplementary information, subject to the deletion of Recommendation 2, for the following reason:

Reason

The proposal, by virtue of its location and amount would have a detrimental impact upon the character and appearance of the surrounding countryside including its open character. The proposal is therefore considered to be contrary to Policies EV/3 & EV/5 of the Harborough District Local Plan.

ii)10/01045/OUT – SCRAPTOFT

Erection of up to 100 dwellings (means of access to be considered), Land OS 8138 / 8218 Station Lane.

Councillor Mrs. Tooley, Ward Member, addressed the Committee.

RESOLVED that: the application be REFUSED for the following reason:

Reason

The proposal would have a detrimental impact upon the character and appearance of the surrounding countryside and is contrary to Policies EV/3 & EV/5 of the Harborough District Local Plan.

iii)10/01306/OUT – SCRAPTOFT

Erection of up to 215 dwellings (means of access to be considered), Land east of Beeby Lane.

Councillor Mrs. Tooley, Ward Member, addressed the Committee.

RESOLVED that: the application be REFUSED as set out in the report and supplementary information, subject to the amendment of Recommendation 2*, for the following reasons:

Reasons

- (i) The proposal, by virtue of its location and amount would have a detrimental impact upon the character and appearance of the surrounding countryside. The proposal is therefore considered to be contrary to Policy EV/5 of the Harborough District Local Plan.
- (ii) The proposal fails to demonstrate that it will not have a detrimental impact upon the ecology and wildlife of the site. The proposal is therefore considered to be contrary to Policy RM/10 of the Harborough District Local Plan and PPS9 – Ecology and Biodiversity.

*

Amended Recommendation 2

Without prejudice to the determination of other planning applications, the Council's emerging Core Strategy and the provision of a 5 year supply of housing land the impact of this proposal upon the character and appearance of the countryside could be lessened if, among other

things, the amount and scale of development were reduced, consideration given to addressing Sport England objections alongside the Council's pre submission Core Strategy policy 8 through provision of sports pitch, proposals for the retention and management of the listed grotto and additional ecological information to inform impact if any on protected species.

iv) 11/00003/OUT –THURNBY AND BUSHBY

Residential development of up to 150 dwellings. All matters reserved except means of access. Home Close.

Councillor Mrs. Tooley, Ward Member, addressed the Committee.

RESOLVED that: the application be REFUSED as set out in the report and supplementary information, for the following reason:

Reason

The site is within a countryside location beyond the built form and Limits to Development of Thurnby & Bushby. The proposed development would have an adverse impact on the rural character and appearance of the countryside and would result in a visually obtrusive form of development that fails to integrate well with the village or the surrounding landscape, and which does not represent a suitable site for housing as defined in paragraph 69 of PPS3. The proposal is therefore contrary to Policy EV/5 of the Harborough District Local Plan and the aims and objectives of PPS1, PPS3 and PPS7.

The Meeting ended at 9.35p.m.