

HARBOROUGH DISTRICT COUNCIL  
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE

held in

The Council Chamber, The Symington Building, Market Harborough

6<sup>th</sup> January 2015

Part 1: 6<sup>th</sup> January 2015, commencing at 6.30p.m.

Part 2: Reconvened 13<sup>th</sup> January 2015, commencing at 6.30p.m.

Present:

Councillor Mrs Page (Chairman)

Councillors: Mrs Ackerley, Beaty, Mrs Burrell, Evans, Galton (part 1), Hall,  
Holyoak, Mrs Robinson & Tomlin

Officers: A. Eastwood, L. Finch, M. Patterson, N. Stock, K. Mistry & G. Keeping

APOLOGIES FOR ABSENCE & NOTIFICATION OF SUBSTITUTES

Apologies were received from Cllrs Johnson (parts 1 & 2) and Galton (part 2).

MINUTES

RESOLVED: that the Minutes of the meeting of the Planning Committee held on 2<sup>nd</sup> December 2014 be approved and signed by the Chairman as a true record.

DECLARATIONS OF MEMBERS' INTERESTS

<i>Cllr Beaty</i>	<i>Application 14/01411/FUL</i> Councillor Beaty reminded the Committee that he had declared an interest the last time an application on this site had been considered and that, to be consistent, he would speak as Ward Member and then withdraw from the Chamber when this item was considered.
<i>Cllr Mrs Page</i>	Councillor Mrs Page stated that a number of the speakers were known to her, but that she maintained an open mind in respect of the applications.

QUESTIONS AND WRITTEN PETITIONS SUBMITTED BY THE PUBLIC

The attention of the Committee was drawn to two petitions:

- 14/01411/FUL Medbourne: 205 signatures objecting to the application
- 14/01485/FUL Great Glen: 21 signatures objecting to the application

The Chairman reported that the petitions had been taken into account in the production of the reports and supplementary information.

## SITE INSPECTIONS

The following Members attended the site inspections arranged prior to the Meeting (Monday 35<sup>th</sup> January 2015): Cllrs Mrs Ackerley, Beaty, Mrs Burrell, Holyoak, Mrs Page & Mrs Robinson.

The site visits were concerned with applications 14/01485/FUL Great Glen & 14/01497/FUL Hallaton.

## 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:

14/01388/OUT Broughton Astley, 14/01438/FUL Leire, 14/01485/FUL Great Glen, 14/01497/FUL Hallaton & 14/01554/VAC Kibworth Beauchamp.

### i) 14/01090/OUT LUTTERWORTH

Business use development (Class B1a), with associated infrastructure, including means of access, open space, landscaping and sustainable drainage features; land north of Lutterworth Road, Lutterworth, Leicestershire.

#### RESOLVED:

That the application be APPROVED, as set out in the report, for the following reasons:

#### Reasons

The development hereby approved would create sustainable employment opportunities and support the growth of the local, regional and national economy in accordance with Core Strategy Policies CS1, CS7, CS8, CS9, CS10, CS11, CS12 and CS14 and paras 7, 14 of the Framework. It would not adversely affect the vitality and viability of the town and would result in positive benefits in terms of employment opportunities and support of town centre businesses and support the development of Lutterworth as a key centre, without adversely affected highway safety, ecology, archaeology, heritage assets, or residential amenity. The benefits identified are considered to outweigh any conflict with Policy CS17 in respect of development outside of the development boundary of the town and subsequent impact on the character of the countryside.

### ii) 14/01388/OUT BROUGHTON ASTLEY

Erection of fifty dwellings, scout hall, land for new pre-school or other school use, provision of allotments, public open space, access and associated landscaping (all matters reserved) (revised scheme of 10/01579/OUT); land off Crowfoot Way, Broughton Astley, Leicestershire.

#### RESOLVED:

That the application be REFUSED, as set out in the report and supplementary information, for the following reasons:

#### Reasons:

The application site is not allocated for housing development within the Broughton Astley Neighbourhood Plan (BANP), and the proposal therefore fails to accord with Policy H1 of the BANP. In addition, the application site is in a relatively inaccessible location, over 2km from the nearest library and GP surgery, and 1km from the nearest public house and post office. However this concern and potential conflict with Policies CS5, CS9 and CS11 of the Harborough District Core Strategy is mitigated by Secretary of State conclusion on adjacent site that proposals are sufficiently

accessible in terms of the Framework. Notwithstanding the extant consent at the application site, and that the relevant policies in the development plan related to housing supply are to be considered out-of-date, very substantial negative weight should be afforded to the proposal's conflict with the BANP. The proposal's identified harm in this regard would significantly and demonstrably outweigh the benefits of delivery of housing, including affordable housing, when assessed against the policies in this Framework taken as a whole.

iii) 14/01411/FUL MEDBOURNE

Erection of six dwellings (revised scheme of 13/01508/FUL); the Paddock, Drayton Road, Medbourne, Leicestershire.

After speaking as Ward Member, Cllr Beaty retired from the meeting for this item and did not take any part in the discussion of, or voting on, the application.

**RESOLVED:**

That the application be APPROVED, as set out in the report, for the following reasons and subject to the following additional condition:

Reasons:

The development hereby approved does not adversely affect residential amenity, highways, ecology, flooding and archaeology interests. However, whilst the site is an incursion into the open countryside and would affect views of the conservation village, given the revised scheme, lack of a 5-year housing land supply, limited visual and landscape impact, it is considered that the harm does not have a significant and demonstrable out weigh the benefits of the proposal. The proposal therefore conforms with Policies CS2, CS11 and CS17 of the Harborough District Core strategy.

Additional condition:

No development shall commence on site (including any works of demolition), until a Construction Method Statement, which shall include the following:

- a) the parking of vehicles of site operatives and visitors;
- b) storage of plant and materials used in constructing the development;
- c) wheel cleaning facilities;
- d) hours of construction work, including deliveries;

has been submitted to, and approved in writing by, the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. REASON: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase and to accord with Harborough District Core Strategy Policy CS11.

iv) 14/01438/FUL LEIRE

Erection of one detached dwelling (revised scheme of 14/00488/FUL); 1 Andrews Close, Leire, Leicestershire.

**RESOLVED:**

That the application be APPROVED, as set out in the report and supplementary information, for the following reason:

Reason

The development hereby approved is not considered to have an adverse impact on the mixed character of the area or the street scene and the proposal does not have a significant adverse impact on residential amenity, highways, ecology, flooding and archaeology interests. However, whilst the site is partly outside the identified limits to

development of Leire the breach of the limits within the approved residential garden is not considered to affect the character of the village, particularly given the position of the embankment behind which acts as a buffer. Given the lack of a 5year housing land supply, and the lack of demonstrable harm identified it is considered that the scheme is acceptable and whilst contravening Policy HS/8 of the Local Plan complies with Policies CS2, CS11 and CS17 of the Harborough District Core strategy and is considered sustainable development in the context of the Framework.

v) 14/01441/OUT BROUGHTON ASTLEY

Erection of 3 chalet bungalows, with associated access and hard and soft landscaping (means of access to be considered only) (revised scheme of 14/00342/OUT); land rear of 118 & 124 Station Road, Broughton Astley, Leicestershire.

RESOLVED:

That the application be APPROVED, as set out in the report, for the following reason:

Reason

The development hereby approved, by virtue of its scale, design, form and massing, would not adversely affect the amenity of local residents, would respect the character of the site's surroundings and respond appropriately to the site's characteristics. The proposal therefore complies with Policies CS1, CS2, CS5, CS8, CS9, CS10 and CS11 of the Harborough District Core Strategy. By virtue of the nature and location of the development proposed, the proposal would result in back land development, which would not have a direct highway frontage and which would give rise to additional traffic movements. The proposal would therefore conflict with Policy H3 of the Broughton Astley Neighbourhood Plan (BANP) and paragraph 53 of the National Planning Policy Framework. However, in light of (1) the recent appeal decision in respect of a similar nature of proposal at a different site (36 Dunton Road), which post-dates the adoption of the BANP, (2) the lack of harm identified in this instance other than the proposal's conflict with BANP Policy H3 and (3) the Council's lack of a five year housing land supply, it is concluded that the adverse impacts of granting permission would not significantly and demonstrably outweigh the proposal's benefits, and the application therefore accords with paragraph 14 of the Framework.

The Meeting adjourned at 9.28p.m.

Part 2

The meeting reconvened at 6.30pm on 13<sup>th</sup> January 2015

vi) 14/01476/OUT BROUGHTON ASTLEY

Erection of two dwellings (means of access and layout to be considered) (resubmission of 14/00394/OUT); 36 Dunton Road, Broughton Astley, Leicestershire.

RESOLVED:

That the application be APPROVED as set out in the report, for the following reasons:

Reasons

The development hereby approved, by virtue of its scale, design, form and massing, would not adversely affect the amenity of local residents, would respect the character of the site's surroundings and respond appropriately to the site's characteristics. The proposal therefore complies with Policies CS1, CS2, CS5, CS8, CS9, CS10 and CS11 of the Harborough District Core Strategy. By virtue of the nature and location of the development proposed, the proposal would result in back land development, which would not have a direct highway frontage and which would give rise to additional traffic movements. The proposal would therefore conflict with Policy H3 of the Broughton Astley Neighbourhood Plan (BANP) and paragraph 53 of the National

Planning Policy Framework. However, in light of (1) the recent appeal decision in respect of an identical proposal at this site, since the adoption of the BANP, (2) the lack of harm identified in this instance other than the proposal's conflict with BANP Policy H3 and (3) the Council's lack of a five year housing land supply, it is concluded that the adverse impacts of granting permission would not significantly and demonstrably outweigh the proposal's benefits, and the application therefore accords with paragraph 14 of the Framework.

vii) 14/01485/FUL GREAT GLEN

Erection of a single storey dwelling (access from Higher Green); 38 Main Street, Great Glen, Leicestershire.

RESOLVED:

That the application be REFUSED, for the following reason:

Reason

The proposal is contrary to Core Strategy Policy CS11, as by virtue of its scale, massing and design it will appear cramped and detract from the street-scene appearance and adversely affect neighbouring amenity.

viii) 14/01497/FUL HALLATON

Erection of a detached dwelling and detached outbuilding containing fuel store and cycle store; 37 Eastgate, Hallaton, Leicestershire.

RESOLVED:

That the application be REFUSED, for the following reason:

Reason

The proposal, by virtue of its siting and location, would result in the loss of a verdant area of land which makes an important and positive contribution to the character of the Hallaton Conservation Area. The proposal is therefore considered to be contrary to Policy CS11 C(iii)(v) and D(iii) of the Harborough District Core Strategy and has a less than substantial harm to the conservation area and setting of 18 Eastgate. Furthermore, the detrimental impact of the proposal is considered to be so significantly and demonstrably harmful that it outweighs all other material considerations, including the important contribution the proposal would make towards the 5-year housing land supply.

ix) 14/01544/VAC KIBWORTH BEAUCHAMP

Removal of Conditions 14 and 18 (access provision and surfacing) of 12/00916/FUL; Lloyds Chemist, 8 Station Street, Kibworth Beauchamp, Leicestershire.

RESOLVED:

That the application be REFUSED, for the following reason:

Reason

The removal of the conditions is unacceptable as it will result in an access of inadequate surface and width to the detriment of highway safety, contrary to Harborough Core Strategy policy CS11.

The Meeting ended at 8.07p.m.