

HARBOROUGH DISTRICT COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE

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

15th February 2011

commencing at 6.30p.m.

Present:
Councillor Liquorish (Chairman)

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

Officers: A. Eastwood, L. Finch, E. O'Neill, M. Patterson and V. Wenham.

Apologies for absence were received from Councillor Johnson.

533 NOTIFICATION OF SUBSTITUTES

Councillor Davies substituted for Councillor Johnson.

534 MINUTES

RESOLVED: that the Minutes of the Meeting of the Planning Committee held on 21st December 2011 be approved and signed by the Chairman as a true record.

535 DECLARATIONS OF MEMBERS' INTERESTS

Councillor Dr. S. Hill

Application 10/01408/FUL

Councillor Dr. S. Hill disclosed a personal, non-prejudicial interest in this item and remained present for its debate and resolution. The nature of the interest was stated to be that the applicant was a friend of hers.

Councillor B. Smith

Application 10/01713/FUL

Councillor B. Smith disclosed a personal, non-prejudicial interest in this item and remained present for its debate and resolution. The nature of the interest was stated to be that he is the Parish Clerk for North Kilworth.

Councillor Johnson

Application 11/01486/FUL

Councillor Johnson disclosed a personal, non-prejudicial interest in this item and remained present for its debate and resolution. The nature of the interest was stated to be that he was a Board Member of Seven Locks Housing.

536 QUESTIONS AND WRITTEN PETITIONS SUBMITTED BY THE PUBLIC

None were received.

537 SITE INSPECTIONS

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

Councillors Beaty, Mrs. Burrell, Galton, Dr. S. Hill (10/01408/FUL only), Holyoak, Liquorish, B. Smith, M. Smith and Mrs. C. Wood attended the sites concerned with applications:

10/01713/FUL – NORTH KILWORTH and 10/01408/FUL – GREAT BOWDEN..

538 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:

10/01731/VAC – ALLEXTON, 10/01713/FUL – NORTH KILWORTH, 10/01696/FUL – STOUGHTON, 11/00015/TPO – CLAYBROOKE PARVA, 10/01408/FUL – GREAT BOWDEN, 10/01411/LBC – GREAT BOWDEN, 10/01443/FUL – LUBENHAM and 10/01743/ETF – BROUGHTON ASTLEY.

i)10/01731/VAC – ALLEXTON

Removal of condition 2 of 09/01449/VAC to allow Angus Smales to use the site on a permanent basis at Allexton Hall Farm, Hallaton Road.

RESOLVED: that the application be APPROVED as set out in the report and supplementary information, with delegated authority to the Development Control Manager to impose appropriate conditions, for the following reason:

Reason

The proposal will not adversely affect highway safety and will generate employment opportunities and complies with Local Plan policy including IN1.

ii)10/01713/FUL – NORTH KILWORTH

Change of use to 240-berth marina, formation of boat yard, erection of workshop building, office/chandlery building and brokerage building, formation of hardstanding and car parking areas, and creation of an access, on Land off Station Road.

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

Reason

The proposal will not adversely affect highway safety and will generate employment opportunities and complies with Local Plan policy including IN1.

iii)10/01696/FUL – STOUGHTON

Creation of recreation ground, Land between Thurnby Lane and Old Charity Farm.

Councillor Tooley addressed the Committee in her capacity as Ward Member for Stoughton.

RESOLVED: that the application be APPROVED, subject to no objection from the Health and Safety Executive being received and with delegated authority to Development Control Manager to impose conditions, for the following reason:

Reason

The development hereby approved by virtue of its size, design and siting is acceptable as it seeks to protect the open and undeveloped character of the Green wedge and does not adversely affect that character. The proposal is therefore considered to comply with Policies EV/2 and IN/1 of the Harborough District Local Plan and no other material considerations indicate that the policies of the development plan should not prevail.

iv) 11/00015/TPO – CLAYBROOKE PARVA

Felling of three trees subject to a Tree Preservation Order (TPO 200), Mahon House, 1 Claybrooke Court.

RESOLVED: that the application be APPROVED as set out in the report and supplementary, subject to an amendment to Condition 2*, information for the following reason:

Reason

Taking into consideration the wider amenity value of the trees, their condition and the merits of the proposed replacement trees, which can be controlled through conditions, the retention of the trees is not considered to be justifiable.

*

Amended Condition 2

If within a period of seven years from the date of the planting of any tree, that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, [or becomes, in the opinion of the local planning authority, seriously damaged or defective,] another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation. Reason: To ensure adequate replacement planting in the interests of visual amenity

v)10/01408/FUL – GREAT BOWDEN

Separation of dwellings to form two dwellings (plots 1 and 2), conversion of stables to form dwelling and erection of garage (plot 4) erection of replacement single storey extension (plot 2), erection of single storey link extension (plot 1), erection of car barn (plot 3) and internal alterations and the demolition of single storey extension (plot 2), demolition and reconstruction of single storey element (plot 4), demolition of single storey garage building and internal alterations (plots 1,2,3 and 4) at 5 Sutton Road.

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

Reason

The development hereby approved, by virtue of its design, size and positioning, would not adversely affect the amenity of local residents, nor result in a sub-standard level of off street parking, nor an unacceptable reduction in open space around the dwelling and would be subordinate to the main dwelling and of harmonious design, form and materials. Furthermore, it is considered that the development would not have an adverse effect upon the significance of the listed building, the character and appearance of the Conservation Area, develop any open spaces or vistas important to the Conservation Area, and it enhances the Conservation Area. The proposal is therefore considered to comply with policies HS/12, EV/11, EV/15, EV/16, TR/3 or TR/10 of the Harborough District Local Plan and Supplementary Planning Guidance Note 3 no other material considerations indicate that the policies of the development plan should not prevail.

vi)10/01411/LBC – GREAT BOWDEN

Separation of dwellings to form two dwellings (plots 1 and 2), conversion of stables to form dwelling and erection of garage (plot 4) erection of replacement single storey extension (plot 2), erection of single storey link extension (plot 1), erection of car barn (plot 3) and internal alterations and the demolition of single storey extension (plot 2), demolition and reconstruction of single storey element (plot 4), demolition of single storey garage building and internal alterations (plots 1,2,3 and 4) at 5 Sutton Road.

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

Reason

The works proposed would not adversely affect the building or any of its features such that they would detract from its architectural or historic character. The proposals are therefore considered to comply with policy EV/15 of the Harborough District Local Plan.

vii)10/01443/FUL – LUBENHAM

Conversion of agricultural building to form dwelling (revised scheme of 10/00918/FUL), Toft Barn, The Green.

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

Reason

By virtue of the substantial scope and detail of proposed changes to the existing building, the proposal is tantamount to the creation of a new dwelling in the open countryside without suitable justification, such as an essential functional requirement. Furthermore, the proposal will detract from the character and appearance of the surrounding countryside and adjacent Lubenham Conservation Area, as well as the setting of nearby Grade II Listed Buildings “11 The Green (Manor Farm)” and “13 The Green”. The proposal is, therefore, contrary to saved policies IN/1, EV/5, EV/7, EV/11, EV/16 and HS/7 of the Harborough District Local Plan and SPG8, as well as PPS5 and PPS7.

viii)10/01743/ETF – BROUGHTON ASTLEY

Erection of three detached dwellings and formation of access and associated hardstanding and landscaping (Extension of time to 07/01886/FUL), at Land rear of 118 and 124 Station Road.

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

Reason

The proposal, by reason of the development of a private rear garden within an established run of similarly long, undeveloped gardens, would result in a form of development that is out of keeping with the form and character of the area and the former status of the site as previously developed land when decision 07/001886/FUL was taken no longer applies. The proposal is therefore contrary to Policies IN/1 and HS/8 (1) of the Harborough District Local Plan and to the aims and objectives of PPS3.

The Meeting ended at 10.15p.m.