

HARBOROUGH DISTRICT COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE

held in the Cromwell Suite, Three Swans Hotel, Market Harborough

14th May 2013

commencing at 6.30p.m.

Present:

Councillor Liquorish (Chairman)

Councillors: Mrs Burrell, Evans, Galton, Johnson, King (until 9.30pm),
McHugo, Mrs Robinson, Smith, Tomlin (from 6.45pm) & Wood.

Officers: A. Eastwood, R. Hair, M. Patterson, K. Mistry, B. Stewart and G. Keeping

589 APOLOGIES FOR ABSENCE & NOTIFICATION OF SUBSTITUTES

An apology was received from Cllr Beaty.

590 MINUTES

RESOLVED: that the Minutes of the Meeting of the Planning Committee held on 16th April be approved and signed by the Chairman as a true record, subject to application 13/00146/FUL being recorded as retrospective.

591 DECLARATIONS OF MEMBERS' INTERESTS

Councillor King

Application 13/00328/CLU

Councillor King disclosed a personal interest in this item. The nature of the interest was stated to be that the applicant was known to him.

Councillor Smith

Application 13/00182/FUL & 13/00328/CLU

Councillor Smith disclosed a personal interest in these items. The nature of the interest was stated to be that certain speakers and the applicant of 13/00328/CLU were known to him.

Councillor Wood

Application 13/00211/FUL

Councillor Wood disclosed a personal interest in this item. The nature of the interest was stated to be that certain speakers were known to her.

591 DECLARATIONS OF OFFICERS' INTERESTS

M. Patterson

Application 13/00328/CLU

M. Patterson disclosed a personal interest in this item. The nature of the interest was stated to be that a member of his family had an interest in the application.

592 QUESTIONS AND WRITTEN PETITIONS SUBMITTED BY THE PUBLIC

None were received.

593 SITE INSPECTIONS

The following Members attended site inspections arranged prior to the Meeting (Monday 13th May 2013):

Cllrs Mrs Burrell, Johnson, Liquorish & Smith.

The site visits were concerned with applications:

13/00182/FUL - Knaptoft and 13/00281/FUL – Gilmorton.

594 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:

13/00102/FUL – Kibworth Beauchamp, 13/00182/FUL – Knaptoft, 13/00211/FUL – Fleckney, 13/00281/FUL – Gilmorton and 13/00328/CLU - Mowsley

i) 13/00102/FUL KIBWORTH BEAUCHAMP

Erection of 13 dwellings and associated garages, parking and landscaping; land rear of 8-28, High Street, Kibworth Beauchamp, Leicestershire

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

Reason

This infill development will provide a good mix of housing, (including securing special needs housing) and is accessible to public transport, community facilities and services. The development by virtue of its scale, design and appearance is considered to reflect the surrounding built form without adversely affecting neighbouring amenity or the setting of adjacent heritage assets. Furthermore, the development will not be detrimental to highway safety. The development therefore complies with policy CS3, CS11 and CS17 of the Harborough District Core Strategy and the NPPF. This decision takes account of Paragraphs 186 and 187 of the Framework.

ii) 13/00135/VAC SHEARSBY

Variation of condition 3 of 11/01682/FUL to allow installation of gate of 3.68 m wide and of metal construction; land off Fenny Lane, Shearsby, Leicestershire

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

Reason

The proposal is an appropriate development within the site context, will not have a detrimental effect upon highways safety, neighbouring amenities, green infrastructure or ecological interests, and will not be harmful to the character and appearance of the Conservation Area. The proposal, therefore, complies with Policies CS8, CS11 and CS17 of the Harborough District Local Development Framework Core Strategy and no other material considerations indicate that the policies of the development plan should not prevail, furthermore the decision has been reached taking into account 186-187 of the National planning Policy Framework.

iii) 13/00182/FUL KNAPTOFT

Erection of a 79m wind turbine and associated works; land OS 4400, Welford Road, Knaptoft, Leicestershire.

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

Reason

The proposal, by virtue of the size, siting, design and prominence of the turbine, would appear as a dominant and visually intrusive feature in the landscape detrimentally affecting countryside character and appearance and is therefore contrary to Policy CS9, CS11 and CS17 of the Harborough District Core Strategy.

iv) 13/00185/FUL FLECKNEY

Erection of two retail units; car park, High Street, Fleckney, Leicestershire

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

Reason

The proposal is contrary to Core strategy Policy CS11 as it is not of safe and inclusive design having inadequate parking and serving arrangements and will detract from highway safety.

v) 13/00211/FUL FLECKNEY

28 dwellings and associated works; land at Leicester Road, Fleckney, Leicestershire

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

Reason

The proposal by virtue of intrusion of housing into countryside will detract from the character and appearance of the area and is contrary to Harborough Core Strategy policies CS2 and CS17. The delivery of housing, including affordable housing, does not outweigh this conflict. This decision implements 186 & 187 of the Framework.

vi) 13/00245/FUL & 13/00246/CON SHEARSBY

Demolition of existing dwelling and erection of a dormer bungalow (resubmission of 12/01332/FUL); Tall Trees, Mill Lane, Shearsby, Leicestershire

RESOLVED that: the applications be APPROVED, as set out in the report, for the following reasons:

Reasons

13/00245/FUL

The development hereby approved, by virtue of its design, size and positioning, would not have a significant adverse affect the amenity of neither local residents, nor result in a sub-standard level of off street parking, and would be of harmonious design, form and materials. Furthermore, it is considered that the development preserves and enhances the character and appearance of the Conservation Area. The proposal is therefore considered to accord with Harborough District Core Strategy Policies CS11 and CS17 and no other material considerations indicate that the policies of the development plan should not prevail. This decision has been reached taking into account 186-187 of the National Planning Policy Framework.

13/00246/CON

The building does not make a positive contribution to the Conservation Area and the demolition and redevelopment hereby approved would not detract from its character or

appearance. The proposal is therefore considered to accord with Harborough District Core Strategy Policy CS11 and no other material considerations indicate that the policies of the development plan should not prevail. This decision has been reached taking into account 186-187 of the National Planning Policy Framework

vii) 13/00281/FUL GILMORTON

Change of use of land for the siting of 5 traveller pitches to include ancillary works and 5 utility buildings; Travellers Site, Bonehams Lane, Gilmorton, Leicestershire

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

Reason

The proposal is an appropriate replacement of an existing established traveller site and will provide an improved environment. It will not have a detrimental effect upon highways safety, neighbouring amenities, green infrastructure or ecological interests, and with the implementation of mitigation measures will not have a significant harmful impact on the character and appearance of the countryside. The proposal, therefore, complies with Policies CS4, and CS17 of the Harborough District Local Development Framework Core Strategy and no other material considerations indicate that the policies of the development plan should not prevail, furthermore the decision has been reached taking into account 186-187 of the National planning Policy Framework.

The Development Manager was asked to contact Leicestershire County Council to alert them to concerns raised at the meeting regarding alleged assurances from LCC to neighbours to provide adjacent LCC land for additional bunding and/or landscaping to the application site.

viii) SUSPENSION OF STANDING ORDERS

The Meeting continued until 9.30p.m. In accordance with Part 4, Section 1, Paragraph 9.1 of the Council's Constitution (Duration of Meeting), the Committee RESOLVED that the Meeting should continue for the duration of the remaining items.

ix) 13/00328/CLU MOWSLEY

Cllrs King and Smith, and M. Patterson declared an interest and withdrew for the duration of the item.

Certificate of Lawfulness for Existing Use of building as a dwellinghouse, with associated residential curtilage; barn, Mowsley Hills Farm, Theddingworth Road, Mowsley, Leicestershire

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

Reason

The Local Planning Authority considers that sufficient information exists to demonstrate that, on the balance of probability, the land has been used as a separate residential unit for a continuous period in excess of 4 years before application 13/00328/CLU was submitted, i.e. on and before 14/03/13.

x) 13/00181/VAC GREAT GLEN

Variation of condition 3 of 04/00220/FUL to allow opening times of 8am to 8pm Monday to Friday, 8am to 6pm Saturday and 10am to 4pm Sunday; 2 Fox Pond Lane, Great Glen, Leicestershire

RESOLVED that: the application be APPROVED, as set out in the report, with the following condition / reason:

Condition / reason

The premises for a period of 2 years only (until 14th May 2015) shall not be used for the purposes approved other than between the hours of Monday to Friday 8am to 8pm, Saturday 8am to 6pm and Sunday 10am to 4pm. After that date the opening hours shall revert to those approved on the original consent (04/00220/FUL) REASON: In the interests of residential amenity and to accord with policy CS11 of the Harborough District Core Strategy.

xi) 13/00311/FUL WALCOTE

Erection of pitched roofs to existing flat roofs; 1 The Nook, Walcote, Leicestershire

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

Reason

The development hereby approved will respect the local character, building materials and distinctiveness of the area and be of a design that will not harm the quality, character and amenity of the area whilst responding to the unique characteristics of the individual site. It will safeguard residential amenity, cause no harm to the streetscape, is consistent with the character of the area and will not cause a highway traffic hazard. The proposal is therefore considered to accord with Harborough District Core Strategy Policy CS11 and no other material considerations indicate that the policies of the development plan should not prevail; furthermore the decision has been reached taking into account 186-187 of the National Planning Policy Framework.

The Meeting ended at 9.55p.m.