

HARBOROUGH DISTRICT COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE

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

30th November 2010

commencing at 6.30p.m.

Present:  
Councillor Liquorish (Chairman)

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

Officers: A. Eastwood, E. O'Neill, N. Parry and V. Wenham.

393 NOTIFICATION OF SUBSTITUTES

None were received.

394 MINUTES

RESOLVED: that the Minutes of the Meeting of the Planning Committee held on the 2<sup>nd</sup> November 2010 be approved and signed by the Chairman as a true record.

395 DECLARATIONS OF MEMBERS' INTERESTS

None were received.

396 QUESTIONS AND WRITTEN PETITIONS SUBMITTED BY THE PUBLIC

None were received.

397 SITE INSPECTIONS

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

Councillors Beaty, Mrs. Burrell (visited the site concerned with 10/1124/FUL only), Holyoak, Johnson (visited the site concerned with 10/01470/FUL only), Liquorish, B. Smith, M. Smith and Mrs. Wood attended the sites concerned with applications:

10/1124/FUL – Tilton on the Hill and 10/01470/FUL – Great Bowden.

398 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:

10/01470/FUL – GREAT BOWDEN, 10/01124/FUL – TILTON ON THE HILL, 10/01185/FUL – THURNBY, 10/01444/ETF - KIBWORTH BEAUCHAMP and 10/01200/ADV – KIBWORTH BEAUCHAMP.

i)10/01470/FUL – GREAT BOWDEN

Change of use of land to form cemetery and extension to existing hard standing footway. Cemetery CE2, Dingley Road.

It was suggested, by the Ward Member, that the application be deferred to allow the applicant to undertake further community consultation.

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

Reason

To allow the applicant to undertake further community consultation.

ii) 10/01124/FUL – TILTON ON THE HILL

Erection of three dwellings including associated garages and hardstanding (revised scheme of 10/00375/FUL), The Rose & Crown, Main Street.

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

Reason

The proposal by virtue of size, scale, appearance and reduction of open space represented by beer garden loss, will detract from the character and appearance of the area and Tilton on the Hill Conservation Area and setting of Grade II Listed Rose and Crown and is contrary to Harborough Local Plan policies HS8, IN1(b), EV11 and EV16.

iii) 10/01185/FUL – THURNBY

Change of use from shop (A1) to Takeaway (A5) including installation of flue and formation of access at 9 Telford Way.

RESOLVED: that the application be APPROVED as set out in the report and supplementary information, subject to the amendment of condition 5\*, for the following reason:

Reason

The change of use from A1 to A5 hot food takeaway hereby approved, by virtue of its use, opening hours and flue type, would not adversely affect the character and appearance of the unit or street scene, the amenity of local residents, nor result in a sub-standard level of off-street parking. The proposal is therefore considered to be in accordance with Policies IN/1, SH/3, TR/3 and TR/10 of the Harborough District Local Plan.

\*

Amended Condition

No development shall commence on site, until details of how the car parking area is to be constructed and delineated has been submitted to and approved in writing by the LPA. Thereafter, the details as approved shall be implemented before the development is first used and made available in perpetuity". Reason: To ensure that adequate parking facilities are provided and maintained to serve the development and to prevent on-street parking within the locality and to accord with IN/1 of the Harborough District Local Plan.

iv) 10/01444/ETF - KIBWORTH BEAUCHAMP

Extension of time to 07/01733/FUL for erection of four dwellings at Thornham & Ivy Lodge, New 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 would be in keeping with the form and character of the surrounding settlement, would not have an adverse affect on the amenity of adjacent residents and would not result in additional traffic which would give rise to a road safety hazard. The proposal is therefore considered to comply with Policies IN/1, TR/3 and HS/8 of the Harborough District Local Plan and no other material considerations indicate that the policies of the development plan should not prevail.

v)10/01200/ADV – KIBWORTH BEAUCHAMP

Installation of three internally illuminated canopied display boxes, two externally illuminated fascia signs, and one non-illuminated free-standing sign at The Old Schoolrooms, High Street.

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, colours, size and positioning, would not adversely affect the character and appearance of the Conservation Area and Listed Building. The proposal complies with the advertisement and sign guidance set out in Appendix I of the Harborough District Local Plan. The proposal is therefore complies with Policies IN/1, SH/4, EV/11 and EV/16 of the Harborough District Local Plan and no other material considerations indicate that the policies of the development plan should not prevail.

The Meeting ended at 7.45p.m.