

HARBOROUGH DISTRICT COUNCIL
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE

Held at The Council Chamber,
The Symington Building, Adam & Eve Street,
Market Harborough, LE16 7AG

On 6th December 2022
commencing at 6.30pm

Present:

Councillors: Champion (Chairman)

Ackerley, Burrell, Frenchman, Galton, James, Liquorish and Modha

Officers present: A. Eastwood – Development Planning Manager, , S. Hamilton – Senior Democratic Officer, N. Parry - Development Management Team Leader, M. Patterson- Strategic Growth (Development Management) Team Leader

Remote: J. Felton – Planning Solicitor

D. Atkinson- Director of Planning

1. INTRODUCTIONS

The Chairman welcome everyone to the meeting and highlighted the procedures for the smooth running of the meeting.

2. APOLOGIES FOR ABSENCE AND NOTIFICATIONS OF SUBSTITUTIONS

Apologies were received from Councillor Bilbie.

3. DECLARATIONS OF MEMBERS' INTERESTS.

Councillor Ackerley declared an interest in application 20/02075/OUT- A *Biomethane refuelling station, petrol filling station with ancillary retail, drive through restaurants (Class E/sui generis), ancillary car parking and associated works (all matters reserved)*, as she is the current Chairman for the Lutterworth Area Community fund which is directly funded by the applying company and confirmed that she would leave the room when the application was considered.

Councillor James declared an interest in application 21/02060/OUT - *Ullesthorpe Court, Frolesworth Road, Ullesthorpe - The erection of 6 holiday accommodation units and related car parking and pathways*, as he has an on-going business arrangement with the application and confirmed that he would leave the room when the application was considered.

4. MINUTES

RESOLVED that the minutes of the Planning Committee meeting held on the 25th October 2022 be approved and signed by the Chairman as a true record.

5. REFERRALS UP TO COUNCIL BY THE PLANNING COMMITTEE

There were none.

6. QUESTIONS AND PETITIONS SUBMITTED BY THE PUBLIC

There were none.

7. TO CONSIDER APPLICATIONS FOR DEVELOPMENT PERMISSION

Councillor Ackerley left the room for consideration of the subsequent application.

- i. The Strategic Growth Team Leader introduced the report in respect of application 20/02075/OUT, Land at former Mere Lane, Bitteswell – A *Biomethane refuelling station, petrol filling station with ancillary retail, drive through restaurants (Class E/sui generis), ancillary car parking and associated works (all matters reserved)*.

He directed Members to the Supplementary Information. A representation was heard in support of the application from the Applicant's Agent, Louise Steele. The Committee had the opportunity to question the speakers and Officers.

Following consideration of the report it was;

RESOLVED that

Planning Permission is APPROVED for the reasons set out in this Committee report, subject to

- **The Planning Conditions detailed in Appendix A to the report.**

- **The Applicant's entering into a legal agreement under Section 106 of the Town and Country Planning Act 1990 (and S38/S278 of the Highways Act 1980) to provide for the obligations set out in Appendix B and justified in Section 6d of this report**

Councillor Ackerley returned to the room, and Councillor James left the room for consideration of the subsequent application.

- ii. The Development Planning Manager introduced the report in respect of application 21/02060/OUT, Ullesthorpe Court, Frolesworth Road, Ullesthorpe - *The erection of 6 holiday accommodation units and related car parking and pathways (access and layout to be considered).*

He directed Members to the Supplementary Information. A representation was heard in support of the application from the Applicant's Agent, Lee Ward. The Committee had the opportunity to question the speakers and Officers.

Following consideration of the report it was;

RESOLVED that;

Planning Permission is APPROVED for the reasons set out in this report and subject to the conditions at Appendix A to the report.

Councillor James returned to the room.

- iii. The Development Management Team Leader introduced the report in respect of application 22/00814/FUL, 4 Station Street, Kibworth Beauchamp, Leicestershire - *Demolition of existing house, alteration to existing access and erection of 11 units.*

She directed Members to the Supplementary Information. A representation was heard in support of the application from the Applicant, Lee Staniforth. The Committee had the opportunity to question the speakers and Officers.

Following consideration of the report it was;

RESOLVED that,

Planning Permission is APPROVED for the reasons set out in this Committee report, subject to the conditions outlined in Appendix A to the report.

- iv. The Development Planning Manager introduced the report in respect of application 22/01596/FUL, Woodhouse Farm, Back Lane, East Langton -

Conversion of existing agricultural building into 2 holiday lets.

This application was called in by Councillor Knowles. There were no representations heard in support or in objection to this application.

Following consideration of the report it was;

RESOLVED that,

Planning Permission is APPROVED, for the reasons set out in the report and subject to the Planning Conditions set out in this report.

- v. The Development Management Team Leader introduced the report in respect of application 22/01733/FUL, Silverdale, Stonton Road, Church Langton- *Erection of a two storey and single storey rear extensions, first floor rear extension, single storey side extension and erection of a front entrance lobby.*

She directed Members to the Supplementary Information. This application was called in by Councillor King. A representation was heard in support of the application from the Applicant, Mr James Farquhar. Representation was heard in objection of the application from Mr Tom Faulkner and from Councillor Whelband, Ward Member. The Committee had the opportunity to question the speakers and Officers.

Following consideration of the report it was;

RESOLVED that,

Planning Permission is APPROVED for the reasons set out in this Committee report, subject to

- **The Planning Conditions detailed in Appendix A to the report;**
- **The Applicant's entering into a legal agreement under Section 106 of the Town and Country Planning Act 1990 (and S38/S278 of the Highways Act 1980) to provide for the obligations set out in Appendix B and justified in Section 6d of this report with the following amended conditions:**

- 1) **Notwithstanding the details shown on the approved plans, no rooflights shall be installed in the rear extension serving the Games Room.**

REASON: To safeguard the neighbouring property from light and noise pollution having regard to Harborough Local Plan policy

**GD8 and the East Langton Parish Neighbourhood Plan Review
Policy DBE3**

2) The fence, trees, bushes which form part of the existing boundary treatment within the rear garden shall be retained in perpetuity.

REASON: To safeguard the amenity of neighbouring properties and in the interest of visual amenities having regard to Harborough Local Plan policy GD8 and HC1 and the East Langton Parish Neighbourhood Plan Review Policy DBE3

3) For the duration of the building works connected with the approved development:

**No works shall take place outside the hours 08:00 to 18:00
Monday to Friday and Saturday 09:00 to 13:00**

All associated vehicles (including deliveries) shall be parked within the site

REASON: To safeguard the amenity of neighbouring properties and in the interests of highway safety given the site's close proximity to the primary school having regard to Harborough Local Plan policy GD8 and HC1 and the East Langton Parish Neighbourhood Plan Review Policy DBE3.

8. ANY URGENT BUSINESS

There was none.

The Meeting closed at 19.41pm.