

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 19th July 2022
commencing at 6.30pm

Present:

Councillors: Champion (Chairman)

Bilbie, Dr Bremner, Burrell, Frenchman, Galton, James, Modha and Rickman.

Apologies: Councillors Mrs Ackerley, Liquorish.

Officers present: D. Atkinson, E. Baumber, A. Eastwood and N. Kwasa.

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 Mrs Ackerley and Councillor Liquorish who were substituted by Councillors Rickman and Dr Bremner respectively.

3. DECLARATIONS OF MEMBERS' INTERESTS.

Councillor Rickman declared an interest in application 22/00098/FUL, 41 Main Street, Great Bowden - *Erection of a dwelling (Revised Scheme 19/01211/FUL)*, in that he knows a speaker on the application, however he confirmed this would not impact his involvement in the debate or consideration of the recommendations.

4. MINUTES

It was noted in the Supplementary papers that the printed copy of the minutes of the previous meeting had been amended to reflect the correct membership

of the meeting, in that Councillor Nunn no longer sits on the Committee and has been replaced with Councillor Bilbie. It was therefore,

RESOLVED that the minutes of the Planning Committee meeting held on 21st June 2022 as amended 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

- i. The Development Planning Manager introduced the report in respect of application 19/001850/OUT, Land at Gaulby Lane, Houghton on the Hill - *Hybrid planning application comprising: Detailed application for development of an 18-hole golf course, practice areas, a golf academy with 9-hole course, driving range and reception building and a grounds maintenance facility and associated access works (including a new junction with the A47 and a new road to join Gaulby Lane (with the existing junction closed off), and access design details to a grounds maintenance compound off Gaulby Lane) and the demolition of existing buildings on site;*

and Outline application for the development of associated buildings (including clubhouse, driving range, reception building and grounds maintenance facility) car parking areas, enclosures, bridges and lighting.

He directed Members to the Supplementary Information. Representations were heard in objection to the application from Steve Rowe (submission presented on behalf of the registered speaker, Simon Pegg), and in support of the application from the Applicant's Agent, Tom Collins, and Eric Wood. A representation was also heard from Parish Councillor Dr Ian Hill. The Committee had the opportunity to question the speakers and Officers and requested that the recommended condition 32 is replaced with an appropriate planning obligation to have the same effect as this condition, as follows:

32 Tie to 19/00700/OUT

No earthworks shall commence on site until such time that Harborough District Council Planning Application reference 19/00700/OUT has

received a positive Committee resolution to grant Planning Permission, or 1st March 2023, whichever is the earliest.

Following consideration of the report it was;

RESOLVED that

Planning Permission is APPROVED, for the reasons set out in the report, subject to: -

(i) The proposed conditions set out in Appendix A (with delegation to the Development Planning Manager to agree the final wording of these); and

(ii) 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 6c of this report (with delegation to the Development Planning Manager to agree the final wording and trigger points of the obligations).

- ii. The Development Planning Manager introduced the report in respect of application 20/01203/FUL, Land at Former Quarry, Dunton Road, Dunton Bassett - *Provision of an equestrian, angling and leisure facility including stables, horse walker and manège, change of use of land from agricultural to horse paddocks, retention of existing angling lake, erection of 8 chalets and 4 camping pods with associated driveways and parking, a proposed outdoor trail facility, erection of a workers' office, parking provision and internal access roads and improvements to existing access (resubmission of 19/00394/FUL).*

He directed Members to the Supplementary Information. Representations were heard in support of the application from the Applicant's Agent, Lance Wiggins, and the Ward Member, Councillor Bannister. The Committee then had the opportunity to question the speakers and Officers, and following the discussion the Committee requested that additional conditions be added as follows;

- A scheme for disposal of foul drainage and other waste shall be submitted to and approved by the Planning Authority prior to first use of the development and shall thereafter be maintained in accordance with approved details.
- A scheme for wildfire prevention – to include warning signs and other risk management - shall be submitted to and approved by the Planning Authority prior to first use of the development and shall thereafter be maintained in accordance with approved details.

It was then;

RESOLVED, that the application is APPROVED for the reasons set out in this report and subject to the conditions at Appendix A and additional conditions noted above.

- iii. The Development Planning Manager introduced the report in respect of application 22/00098/FUL, 41 Main Street, Great Bowden - *Erection of a dwelling (Revised Scheme 19/01211/FUL)*. He directed Members to the Supplementary Information. Representations were heard in objection to the application from Pauline Anstead, Nick Anstead and Deborah Gregory. The Committee then had the opportunity to question the speakers and Officers. Councillor Modha MOVED to REFUSE the application, contrary to Officer Recommendation for the following reason;

Notwithstanding the amendments from refused scheme 21/00567/FUL the proposal by virtue of its design including extensive excavation and back land nature will represent inappropriate garden development by virtue of its size, siting and appearance and have a detrimental impact towards neighbouring amenity, including potentially during construction through export of excavated material. The proposal is therefore contrary to Harborough Local Plan policy GD8 1 (e(i) and e(ii)) and Great Bowden Neighbourhood Plan (May 2020) policy H6 e. This was seconded by Councillor Frenchman and it was then;

RESOLVED, that Planning permission is REFUSED, contrary to Officer Recommendation, for the reasons set out above.

- iv. The Senior Planning Officer introduced the report in respect of application 22/00692/FUL, Land Adj The Nurseries, Fleckney Road, Kibworth Beauchamp - *Erection of a 72 bed residential care home for the elderly and associated external works*. She directed Members to the Supplementary Information. Representations were heard in objection to the application from Dr Kevin Feltham, John Hooley and Dr Rebecca Partridge. Representations were heard in support of the application from the Applicant's Agent, Jessica Heard, the Applicant, Karen Whitehead, and Andrew Cross. Further representations were heard from Parish Councillor Andrew Monro and Ward Member, Councillor King. The Committee then had the opportunity to question the speakers and Officers and Councillor Frenchman MOVED to REFUSE the application for the following reasons;

1. The site is located in the countryside in a relatively inaccessible location, outside of the Limits to Development for Kibworth. The proposal would be contrary to policy SD1 of the Kibworth Neighbourhood Plan which seeks to restrict development outside of the Limits to Development and Harborough Local Plan policies GD2 and H4. The proposed development would not therefore constitute sustainable development.

2. The proposal by virtue of its size and scale represents inappropriate development out of keeping with the character and appearance of the area. The proposal is therefore contrary to policy H4 of the Kibworth Neighbourhood Plan and Harborough Local Plan policy GD8.

This was seconded by Councillor Rickman.

The Chairman then noted that as it was nearing three hours since the commencement of the meeting, under Procedure Rule 5.2 in the Council's Procedure Rules, Part 4 of the Council's Constitution, the Committee were required to vote for the meeting to continue. He therefore **MOVED** that the meeting be continued to finish the business as noted on the agenda. This was seconded by Councillor Frenchman and it was;

RESOLVED that the meeting be extended.

Following the discussion on the application it was;

RESOLVED that Planning Permission is REFUSED, contrary to Officer Recommendation, for the reasons noted above.

- v. The Senior Planning Officer introduced the report in respect of application 22/00891/FUL, Land West of Coplow Lane, Billesdon - *Erection of a dwelling (revised scheme of 21/01748/FUL)*. She directed Members to the Supplementary Information. A representation was heard in support of the application from the Applicant's Agent, Harry Fowler. The Committee then had the opportunity to question the speaker and Officers and following the discussion 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 Annexe A of this report.

8. ANY URGENT BUSINESS

There was none.

The Meeting closed at 9.45pm.