

HARBOROUGH DISTRICT COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE

held in

The Council Chamber, The Symington Building, Market Harborough

13 June 2017

commencing at 6.30 p.m.

Present:

Councillor Holyoak(Chairman)

Councillors: Ackerley, Bateman, Bilbie, Mrs. Burrell, Evans, Galton, Hall, Liquorish, Modha, Nunn and Page.

Officers: D. Atkinson, A. Eastwood, J. Eaton, E. Harrison, S. Luckham, P. Storey and V. Wenham.

597 ELECTION OF CHAIRMAN

Cllr Holyoak was elected as Chairman of the Committee.

598 APPOINTMENT OF VICE-CHAIRMAN

Cllr Hadkiss was appointed as Vice-Chairman of the Committee

599 APOLOGIES FOR ABSENCE AND NOTIFICATIONS OF SUBSTITUTIONS

An apology was received from Cllr Hadkiss (substituted by Cllr Page).

600 MINUTES

RESOLVED: that the minutes of the Planning Committee meeting held on 2 May 2017 and the Extraordinary meeting of the Planning Committee held on 16 May 2017 be approved and signed by the Chairman as a true record.

601 DECLARATIONS OF MEMBERS' INTERESTS

<i>Cllr Holyoak</i>	<i>Application 17/00569/FUL</i> Councillor Holyoak stated that he had pre-judged the application. He was not present for the discussion or determination of the application.
<i>Cllr Page</i>	<i>Application 17/00023/FUL</i> Councillor Hall declared a personal, non-pecuniary interest. The nature of the interest was that the applicant is known to her.

Verina Wenham

Application 17/00205/OUT

Verina Wenham made a declaration as an officer that she had previously advised on matters relating to the Council's position as trustee at this property. She stated that it would be appropriate for her to leave the room whilst the application was considered.

602 ELECTION OF CHAIRMAN FOR APPLICATION 17/00569/FUL

As the Chairman had stated that he had pre-judged this application, and in the absence of the Vice-Chairman, it would be necessary to elect a Chairman for consideration of application 17/00569/FUL only.

RESOLVED:

That Councillor Hall be elected Chairman the application for the determination of application 17/00569/FUL only.

603 QUESTIONS AND PETITIONS SUBMITTED BY THE PUBLIC

No questions had been received. Two petitions had been received in respect of applications 16/01660/LBC (containing 30 names) and 17/00212/OUT (on-line petition with 142 names registered to date). The petitions were referred to in the application reports and copies of each petition were available at the meeting should any Committee members have wished to see them.

604 SITE INSPECTIONS

On Monday 12 June 2017 the following Members attended site inspections arranged prior to the meeting: Councillors Ackerley Mrs Burrell, Holyoak and Nunn.

The sites inspected were in connection with applications: 17/00205/OUT – Market Harborough, 17/00569/FUL – Kibworth Beauchamp and 17/00023/FUL – Arnesby.

605 APPLICATIONS FOR DETERMINATION

The Committee's attention was drawn to the additional information and representations made in respect of applications: 17/00023/FUL - Arnesby, 17/00177/REM – Market Harborough, 17/00212/OUT – Houghton on the Hill and 17/00569/FUL – Kibworth Beauchamp.

(i) 16/01660/LBC - SKEFFINGTON

Retention of works involving the removal of internal walls from ground floor kitchen and reception rooms; removal of kitchen fireplace and staircase; replacement of rainwater pipes; reroofing and new lead work to roof; installation of a boiler and flue; repointing and repairs to castellations; exposing and cleaning of second floor timber; repointing internal stone walls; refurbishment to entrance doors and removal and replacement of plaster within portico and alterations to second floor layout including insertion of partition walls, Skeffington Hall, Rolleston Road, Skeffington, Leicestershire.

RESOLVED:

That the application be REFUSED as set out in the report for the reason set out therein.

(ii) 17/00023/FUL - ARNESBY

Erection of two storey dwelling and detached garage, The Firs, Mill Hill Road, Arnesby, Leicestershire.

RESOLVED:

That the application be REFUSED for the reason set out below:

Reason:

The proposal will erode the open character and appearance of the important Open Land harmful to the local character and out of keeping with the area and is therefore contrary to Local Plan Policy HS9 and Core Strategy Policy CS11. This harm significantly and demonstrably outweighs proposal benefits including delivery of housing and the proposal does not represent sustainable development and is contrary to the Framework.

(iii) 17/00177/REM - LUBENHAM

Erection of 79 dwellings (phase 1) (Reserved Matters of 11/00112/OUT including details of layout, scale, appearance, and landscaping, Land at Airfield Farm, Leicester Road, Market Harborough, Leicestershire.

RESOLVED:

That the application be APPROVED as set out in the report and supplementary information for the reasons and with the conditions set out therein.

(iv) 17/00205/OUT – MARKET HARBOROUGH

Change of use from office accommodation (B1) to create 7 no. residential (C3) apartments and the demolition of 2 no. existing single-storey modular office outbuildings to the rear; and the erection of three 3-bedroom detached dwellings, Brooklands Social Services, 34 Northampton Road, Market Harborough, Leicestershire.

Verina Wenham left the room during the discussion and determination of this application.

RESOLVED:

That the application be APPROVED as set out in the report for the reasons and with the conditions set out therein, and with the following Informative Note:

Informative Note:

In submitting reserved matters the applicant's attention is drawn to arboricultural advice received and that due care and attention is paid in any reserved matters submission to take account of trees.

Verina Wenham returned to the room after discussion and determination of the above application.

(v) 17/00212/OUT – HOUGHTON ON THE HILL

Outline application for residential development of up to 48 dwellings with associated infrastructure and public open space (means of access to be considered, Land off Winckley Close, Houghton on the Hill, Leicestershire.

RESOLVED:

1. That the application be APPROVED as set out in the report and supplementary information subject to a Section 106 Agreement for the reasons and with the conditions and Informative Notes set out therein.
2. That authority be delegated to the Development Planning Manager to impose a condition requiring a footpath link from the site across the adjacent open space to St Catherine's Way.

(vi) 17/00496/FUL – MARKET HARBOROUGH

Erection of mast with rotatable amateur radio antenna (revised scheme of 16/01490/FUL), 34 Coales Gardens, Market Harborough, Leicestershire LE16 7NY.

RESOLVED:

That the application be REFUSED as set out in the report for the reason set out therein.

(vii) 17/00569/FUL – KIBWORTH BEAUCHAMP

Erection of a detached dwelling (revised scheme of 16/01198/FUL), Land at Ridley Lane, Kibworth Beauchamp, Leicestershire.

Councillor Holyoak left the room after speaking on this application as a Ward Member and took no part in the discussion and determination of this application.

Councillor Hall took the Chair for the discussion and determination of this application and for the remainder of the meeting.

RESOLVED:

That the application be **REFUSED** for the following reasons:.

Reasons:

1. The proposal by virtue of its size, scale and design will have an overbearing and adverse massing effect to the detriment of the residential amenity of Hidden Cottage contrary to Core Strategy Policy CS11. This harmful effect significantly and demonstrably outweighs benefit of the proposal, including delivery of a house, and the proposal does not represent sustainable development and is contrary to the Framework.
2. The proposal by virtue of its scale and design will detract from the setting of the non designated heritage asset, Hidden Cottage, and Kibworth Beauchamp Conservation Area and is therefore contrary to Core Strategy Policy CS11 and the Framework.

606 URGENT MATTERS

There were none.

The Meeting ended at 9.20 p.m.