

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 September 2022
commencing at 6.30pm

Present:

Councillors: Champion (Chairman)

Ackerley, Bilbie, Burrell, Frenchman, Galton, James (until 8.07pm), Liquorish and Modha

Officers present: D. Atkinson, E. Baumber, A. Eastwood. S. Hamilton, M. Patterson

Remote: J. Felton

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

There were no apologies.

3. DECLARATIONS OF MEMBERS' INTERESTS.

Councillor James declared an interest in application 22/01144/VAC 1 Sandringham Way, Market Harborough – *Change of use of C3 outbuilding to F1/ mixed use to provide 1 to 1 swimming lessons (retrospective) (removal of condition 1 (temporary consent) of 20/01832/FUL to allow F1/ mixed use to provide 1 to 1 swimming lessons permanently)*, 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 19th July 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

- i. The Senior Planning Officer introduced the report in respect of application 22/00814/FUL, 4, Station Street, Kibworth Beauchamp, Leicestershire - *Demolition of existing house, alteration to existing access, erection of 6 dwellings and 4 apartments, alterations to adjacent pub car park and outbuildings including the erection of a replacement outbuilding.*

She directed Members to the Supplementary Information. Representations were heard in support of the application from Andrew Munro, from the Applicant, Ronan Donohoe and the Applicant's Agent, 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 the report, subject to:

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- (i) **The submission of a Developer Enquiry response from Anglian Water to show acceptance in principle to connect to their combined sewer at the proposed discharge rate for surface water to the satisfaction of the LLFA (or some alternative) and subject to any further conditions requested by the LLFA.**
- (ii) **The Planning Conditions details in Appendix A to the report; and**
- (iii) **The Applicant entering into a legal agreement under Section 106 of the Town and Country Planning Act 1990 to provide for the obligations set out in Appendix B to the 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 22/00873/FUL, Old Grammar School Hall, School Road, Kibworth Beauchamp - *Building renovations and extensions to the current Kibworth Grammar School Hall to create a Kibworth Community Hub, continuing as F2(b) use, including co-location of the Kibworth Community Library; and change of use of a small area of the School Lane Car Park to cycle parking with a widened disabled and fire escape access.*

He directed Members to the Supplementary Information. Representations were heard in support of the application from Parish Councillor Andrew Munro, Paul Scourfield, K. Gibbons (submission presented on behalf of the registered speaker, Martyn Wyburn), K. Gibbons, the Ward Member, Councillor Hollick, and a letter of support from Ward Member, Councillor Whelband presented by the Chairman. The Committee had the opportunity to question the speakers and Officers and requested that the recommended Condition 9 be removed as unnecessary and unenforceable.

9. Users of the Old Grammar School Hall shall not use the covered walkway/secondary entrance after 7pm.

Following consideration of the report it was;

RESOLVED that

Planning Permission is APPROVED, for the reasons set out in the report, subject to the recommended Planning Conditions and Informative Notes in Appendix A to the report, with Condition 9 removed as unnecessary and unenforceable (as detailed above).

- iii. The Strategic Growth Team Leader introduced the report in respect of application 22/01106/FUL, Land at Nether Green, Great Bowden, Market Harborough - *Erection of a detached dwelling (revised scheme of 20/00820/FUL).*

He directed Members to the Supplementary Information. The application had been called in for consideration by Councillor Champion due to previous concerns and public interest. A representation was heard in objection to the application from Sam Lewis. The Committee had the opportunity to question the speakers and Officers. Councillor Frenchman MOVED to DEFER the application for the following reasons :-

- a. A Planning Committee site visit.
- b. The Planning Officer to obtain a conservation officer report on the proposals.

This was seconded by Councillor James and it was then:

RESOLVED that the application be DEFERRED, contrary to Officer Recommendation, for the reasons set out above.

Councillor James left the room prior to consideration of the subsequent application.

- iv. The Development Planning Manager introduced the report in respect of application 22/01144/VAC, 1 Sandringham Way, Market Harborough - *Change of use of C3 outbuilding to F1/mixed use to provide 1 to 1 swimming lessons (retrospective) (removal of condition 1 (temporary consent) of 20/01832/FUL to allow F1/mixed use to provide 1 to 1 swimming lessons permanently).*

He directed Members to the Supplementary Information. The application had been called in for consideration by Councillor James. Representations were heard in objection to the application from Sonia Jackson and Diana Sanderson, and from the Applicant, Melissa Aldridge. The Committee had the opportunity to question the speakers and Officers. Councillor Frenchman MOVED to REFUSE the application for the following reasons :-

The use of the outbuilding for swimming lessons causes disturbance by way of intensification, noise and general activity to the detriment of neighbouring amenity and is therefore contrary to Local Plan policy GD8 and the Development Management Supplementary Planning Document (chapter 6).

This was seconded by Councillor Modha and it was then:

RESOLVED that the application be REFUSED, contrary to Officer Recommendation, for the reasons set out above.

8. ANY URGENT BUSINESS

The Chairman announced that the Senior Planning Officer, Emma Baumber, was leaving the authority, and on behalf of the Committee thanked her for all of her work over the past few years.

The Meeting closed at 8.54pm