

HARBOROUGH DISTRICT COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE

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

7th September 2010

commencing at 6.30p.m.

Present:
Councillor Liquorish (Chairman)

Councillors: Beaty, Mrs. Burrell, Evans, Galton, Holyoak, Johnson,
Roeber, B. Smith, M. Smith and Mrs. C. Wood.

Officers: A. Eastwood, L. Finch, E. O'Neill, N. Parry and M. Patterson.

Apologies for absence were received from Councillor Graves.

232 NOTIFICATION OF SUBSTITUTES

Councillor Roeber substituted for Councillor Dr. S. Hill.

233 MINUTES

RESOLVED: that the Minutes of the Meeting of the Planning Committee held on 10th August 2010 be approved as a true record and signed by the Chairman.

234 DECLARATIONS OF MEMBERS' INTERESTS

Councillor Mrs Burrell

Application 10/00770/FUL

Councillor Mrs. Burrell disclosed a personal and prejudicial interest in this item and withdrew from the Meeting for the duration of its debate and resolution. The nature of the interest was stated to be that she is a member of Seven Locks Housing Board.

Councillor B. Smith

Application 10/00770/FUL

Councillor B. Smith disclosed a personal and prejudicial interest in this item and withdrew from the Meeting for the duration of its debate and resolution. The nature of the interest was stated to be that he is a member of Seven Locks Housing Board.

Application 10/00767/VAC

Councillor B. Smith disclosed a personal, non-prejudicial interest in this item and remained at the Meeting for the duration of its debate and resolution. The nature of the interest was stated to be that he is the Parish Clerk for North Kilworth.

235 QUESTIONS AND WRITTEN PETITIONS SUBMITTED BY THE PUBLIC

None were received.

236 SITE INSPECTIONS

No site inspections were carried out in preparation for the Meeting.

237 APPLICATIONS FOR DETERMINATION

Applications for determination were considered and the Committee's attention was drawn to the additional information and representations received in respect of applications:

10/00866/FUL and 10/001059/LBC – Ullesthorpe, 10/01005/ETF and 10/01008/ETC – Market Harborough, 10/00713/FUL – East Langton, 10/00770/FUL – Hungarton, 10/00762/VAC – North Kilworth, 10/00965/FUL – Ullesthorpe.

10/ 00866/FUL – ULLESTHORPE PRESERATION TRUST

Restoration of the mill and outbuildings including reinstatement of reefing stage, repair and re-cladding of cap, reinstatement of fantail, stocks and sails, erection of study centre to be used as visitor/study centre.

RESOLVED: that the application be APPROVED, as set out in the report and supplementary information for the following reason, subject to the amendment of Conditions 8 and 9* and the inclusion of an additional Condition (15) **:

* Amended Conditions

Condition 8: hours of use to be 10:00 to 17:00.

Condition 9: No visitors shall be allowed on the reefing station. Reason. In the interest of neighbouring amenity to accord with Harborough Local Plan Policy IN/1.

** Additional Condition (15)

The windmill shall be open to visitors on no more than 30 days in total during the calendar year of which days no more than 10 shall be at the weekend (ie a Saturday or Sunday)

Reason. In the interest of neighbouring amenity to accord with Harborough Local Plan Policy IN/1.

Reason

The development by virtue of its sympathetic nature and the extent of the alterations and extensions proposed would enhance the character and appearance of the existing building and bring it back to a viable use, community orientated use and would enhance the character of the Conservation Area. It would enhance local sustainable tourism, educational and economic development opportunities without giving rise to unsafe highways situation. The cumulative benefits of the proposal and its role in preserving an important heritage asset are considered to outweigh any adverse harm which may result in the development in respect of neighbouring amenity. The proposal is therefore considered to comply with PPS4 and PPS5 and Policies IN/1, EV/11, EV/15, EV/17, EM/3, TR/3 of the Harborough District Local Plan and Harborough District Council Supplementary Planning Guidance Note 8 and no other material considerations indicate that the policies of the development plan should not prevail.

10/01059/LBC – ULLESTHORPE PRESERATION TRUST

Restoration of the mill and outbuildings including reinstatement of reefing stage, repair and re-cladding of cap, reinstatement of fantail, stocks and sails, erection of study centre to be used as visitor/study centre.

RESOLVED: that the application be APPROVED, subject to no significant additional material representations being received by 10th September 2010 (expiry of publicity).

as set out in the report and supplementary information for the following reason:

Reason

The works proposed would not adversely affect the building or any of its features such that they would detract from its architectural or historic character and would serve to restore its

original features. The proposals are therefore considered to comply with PPS5 and Policy EV/15 of the Harborough District Local Plan.

10/01005/ETF – MARKET HARBOROUGH

Partial demolition of existing building and creation of 43 residential apartments and retail space (A1) and associated landscaping and infrastructure (extension of time of 08/00796/FUL& 08/00800/CON), former Kwik Save building, Northampton Road.

RESOLVED: that the application be APPROVED as set out in the report and supplementary information for the following reason:

Reason

In the opinion of the District Planning Authority the development hereby approved, due to its siting and appearance, would not adversely affect the form, character and appearance of the settlement and Conservation Area, residents' amenity, nor result in additional traffic which would give rise to a road hazard. The proposal is therefore considered to comply with policies IN/1, TR/3, EV/11 and HS/10 of the Harborough District Local Plan and no other material considerations indicate that the policies of the development plan should not prevail other than policy HS/4 where an exception to affordable housing (and other community requirements) is deemed appropriate in the greater interest of encouraging through this development proposal the significant enhancement of a prominent town centre/ conservation area site.

10/01008/ETC – MARKET HARBOROUGH

Partial demolition of existing building and creation of 43 residential apartments and retail space (A1) and associated landscaping and infrastructure (extension of time of 08/00796/FUL& 08/00800/CON), former Kwik Save building, Northampton Road.

RESOLVED: that the application be APPROVED as set out in the report and supplementary information for the following reason:

Reason

The existing former cinema building has no particular architectural merit and its contribution to the character of the Conservation Area is not such as to warrant its retention at large whilst its most valuable element is proposed for retention as part of the proposed redevelopment of the site. Within the context of the proposed redevelopment the proposed demolition is considered justified and would not harm the character or appearance of the Conservation Area. The proposal would therefore comply with Policy EV/13 of the Harborough District Local Plan and the content of PPS5.

10/00713/FUL – EAST LANGTON

Erection of a one-and-a-half storey extension at The Byre, Back Lane.

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

Reason

The proposal is not subservient or of harmonious design with the existing building and is therefore contrary to Harborough Local Plan policy HS12 and Supplementary Planning Guidance 5.

10/00770/FUL – HUNGARTON

Erection of a pair of semi-detached dwellings to form two dwellings (revised scheme of 09/01300/FUL) Land adjacent The Paddocks, Main Street.

RESOLVED: that the application be APPROVED as set out in the report and supplementary information for the following reason:

Reason

By virtue of size, scale and appearance The development hereby approved would preserve and enhance the surrounding form and character of the settlement, would not have an adverse affect on the amenity of adjoining residents, nor affect important views and vistas 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, EV/11 and HS/8 of the Harborough District Local Plan and Supplementary Planning Guidance Note 3 & 5 and no other material considerations indicate that the policies of the development plan should not prevail.

10/00762/VAC – NORTH KILWORTH

Removal of condition 3 of 09/00083/FUL to allow electric gates to be installed and variation of condition 7 to read “10 pitches” rather than “10 caravans”, Quarry Farm Stables, Lutterworth Road.

RESOLVED: that the application be REFUSED as set out in the report for the following reason:

Reason

The proposed variation of condition 7 would result in an unacceptable increase in slow turning traffic onto or off a class I road where traffic speeds are generally high. Such an increase would not be in the best interests of Highway safety. The proposal would therefore be contrary to Policy IN/1 and TR/3 of the harborough District Local Plan

10/00965/FUL – ULLESTHORPE

Change of use of land for the stationing of caravans for 4 gypsy pitches with ancillary utility/day room buildings and hardstanding, Mere Farm, Mere Road, Bitteswell.

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 size, design, siting and use would not adversely affect the rural economy, the character and appearance of the countryside, residential amenity, ecological or archaeological interest or give rise to additional traffic which would lead to a road safety hazard. Furthermore it meets an identified need within the GTAA for additional gypsy and traveller accommodation to 2016. The proposal is therefore considered to comply with local plan policies IN/1, EV/5 and TR/3 and the aims and objectives of Circular 01/2006. It is not considered that there are any material considerations which would outweigh the policies of the development plan or indicate that the proposal would result in demonstrable harm to interests of acknowledged importance.

Additional Condition (8)

The hedge to the site boundary shall be retained. Reason. In the interest of amenity to accord with Harborough Local Plan Policy IN/1.

238 CHARGING FOR PLANNING ADVICE

A. Eastwood, Development Control Manager, introduced this item. The purpose of the report was to advise Members of the Planning Committee of the option to charge for planning advice (advice is currently provided free of charge). The Committee was asked to consider the report and make recommendations to the Executive for implementation.

The Committee RECOMMENDED that:

- (i) Fees are charged for pre-application meetings and correspondence in accordance with Schedule A (attached at Appendix A of the Meeting papers).
- (ii) Pre-application advice sought for planning applications for affordable housing be exempt from charge.
- (iii) Charges for pre-application advice commence in the New Year.
- (iv) An interim monitoring report be submitted to the Executive, by the Head of Built Environment Services, six months following the implementation date.
- (v) A full monitoring report be submitted to the Executive, by the Head of Built Environment Services, twelve months following the implementation date.

239 PLANNING COMMITTEE PROCEDURE NOTE

The Committee considered a proposed Planning Committee Procedure Note. The purpose of the proposed document is clarification of Planning Committee procedures to assist, for example, members of the public, guests to the Council and public speakers at Planning Committee.

The Committee made suggestions and alterations and delegated authority to the Development Control Manager to implement use of the document.

The Meeting ended at 8.30p.m.