

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 17th January 2023
commencing at 6.30pm

Present:

Councillors: Champion (Chairman)

Bilbie, Burrell, Frenchman, Galton, James, Liquorish and Nunn

Officers present: A. Eastwood – Development Planning Manager, , S. Baldwin-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 Modha, Councillor Nunn attended as her substitute. Apologies were also received from Councillor Ackerley.

3. DECLARATIONS OF MEMBERS' INTERESTS.

There were none.

4. MINUTES

RESOLVED that the minutes of the Planning Committee meeting held on the 6th December 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 Development Management Team Leader introduced the report in respect of application 22/00847/FUL, 28A London Road, Great Glen – *extensions and alterations to the existing buildings to be used as one dwelling house (No. 28), including the erection of a single storey front extension, the erection of a single storey side extension and the erection of a detached replacement dwelling (No 28a).*

She directed Members to the Supplementary Information. A representation was heard in support of the application from ~~the the Agent~~, Mr Jonathan Weeks. 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 and subject to the appended Planning Conditions (Appendix A) and confirmation from County Ecology that the Biodiversity Net Gain calculation is acceptable with the following additional condition to require replacement of UPVC windows in existing property. Reason: to improve character and appearance of the proposals & area.

- ii. The Development Planning Manager introduced the report in respect of application James Bond Caravan Park, Moorbarns Lane, Lutterworth, Leicestershire, LE17 4QJ- *Certificate of Lawfulness of proposed use or development for the use of the land as a mixed-use residential caravan site and travelling show person's site.*

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

Following consideration of the report it was;

RESOLVED that;

A Certificate of Lawfulness is APPROVED for the reasons set out in the report.

- iii. The Development Management Team Leader introduced the report in respect of application 22/01738/FUL, Red Lion, 5 Main Street, Great Bowden - *Permanent retention of converted storage container for serving outdoor food and drink.*

She directed Members to the Supplementary Information. Representations were heard in objection of the application from Jacqueline Endersby and Paul Claxton. 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 and subject to the Planning Conditions set out in Annexe A of this report with an additional condition to clad structure in wood. Reason: to improve character and appearance of the proposals & area.

- iv. The Strategic Growth (Development Management) Team Leader introduced the report in respect of application 22/02048/FUL, Yew Tree House, Elms Lane, Burton Overy - *erection of a garage (retrospective) (revised scheme of 22/01301/FUL).*

He directed Members to the Supplementary Information. A representation was heard in support of the application from the Agent, Peter Wilkinson. Representation was heard in objection of the application from Mr John Lehman and Mrs Hilary Lehman, and from Councillor Hallam, 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 REFUSED for the following reasons;

The development, by virtue of its location, scale and massing, detracts from the setting of the Grade II Listed property “The Elms”, and from the character and appearance of the Burton Overy Conservation Area. The development is therefore considered to be contrary to Policies GD8 and HC1 of the

**Harborough District Local Plan and Policy DBE1 of the Burton
Overy Neighbourhood Plan, and there are no other material
considerations (including public benefits and 'fall-back' position)
which outweigh this harm.**

8. ANY URGENT BUSINESS

There was none.

The Meeting closed at 20.29pm.