

**MEETING OF THE PLANNING COMMITTEE**

**TUESDAY, 7 JULY 2020**

**ADDITIONAL PAPERS**

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MINUTES of a meeting of the PLANNING Committee held in the Virtual Meeting - Joining Instructions to Follow on TUESDAY, 2 June 2020

Present: Councillor N Smith (Chairman)

Councillors R Boam, A J Bridgen, R Canny, J Clarke, D Everitt, D Harrison, J Hoult, J Legrys, M B Wyatt and R Johnson

In Attendance: Councillors R Ashman, D Bigby and C A Sewell

Officers: Mr C Elston, Mr J Mattley, Miss S Odedra, Mrs C Hammond, Ms S Booth, Mr C English and Mr T Delaney

## **70. APOLOGIES FOR ABSENCE**

There were no apologies for absence.

## **71. DECLARATION OF INTERESTS**

In accordance with the Code of Conduct, Members declared the following interests:

Councillor A Bridgen declared a pecuniary interest in item A2, application number 20/00677/AGP as a resident of Packington and, a relative was a member of the Parish Council who had voted in objection to the application.

Councillor N Smith declared a pecuniary interest in item A2, application number 20/00677/AGP as the ward member and advised that he would leave the chair and the meeting.

Members declared that they had been lobbied without influence in respect of the following applications but had come to the meeting with an open mind.

Item A1, application number 20/00242/FUL

Councillors A Bridgen, R Canny and J Legrys.

## **72. MINUTES**

Consideration was given to the minutes of the meeting held on 11 February 2020.

It was moved by Councillor D Harrison, seconded by Councillor J Hoult and

RESOLVED THAT:

The minutes of the meeting held on 11 February be approved and signed by the Chairman as a correct record.

## **73. PLANNING APPLICATIONS AND OTHER MATTERS**

Report of the Head of Planning and Infrastructure.

Consideration was given to the report of the Head of Planning and Infrastructure, as amended by the update sheet circulated at the meeting.

## **74. A1 20/00242/FUL: RE-CONSTRUCTION OF EXISTING ROOF SPACE INCREASING PITCH WITH THE ADDITION OF 3 DORMER WINDOWS CREATING INTERNAL**

**SPACE WITHIN ROOF AREA AND THE WIDENING OF EXISTING VEHICULAR ACCESS (RETROSPECTIVE APPLICATION)**

March House 28A Long Street Belton Loughborough Leicestershire LE12 9TP

**Officer's Recommendation: Permit**

The Planning officer presented the report to Members.

Councillor Nicola Burbidge Mullen, on behalf of Belton Parish Council, addressed the committee highlighting the comments that the Parish Council had submitted prior to the meeting in objection to the application, the increased size of the building which had changed the style from a cottage to an over bearing property that was not in keeping with the surroundings and highways concerns over the proposed parking allocation which could require cars to be reversed on to a road with bus stops next to and opposite the site. She noted that the Parish Council also raised concerns over the lack of detail on the size of the dormers which on plans did not appear to be smaller and that the rear dormers would still be overbearing to the properties at the rear.

Ms Maria McCarthy, objector, addressed the committee highlighting that the application site fell outside of land that was not within the applicant's control, that the available visibility required by highways was only 50% of the requirement in both directions and the proposed visibility splay was reliant on third party land. She noted that the application was predetermined whilst consultation on amended plans was still running, permitted development was introduced at the last minute and due to the issues around land ownership the minimum 7.2m width was not achievable which left the parking proposals deficient.

Ms Jane Terry, agent, addressed the committee highlighting the history of the planning applications on the site, that the application before the committee was due to alterations made during the work of which several of the changes were minor amendments. She noted that officers were acceptable of the roof pitch, that the rear dormer would not have an adverse impact on the properties to the rear of the site and the application complied with the NWL Good Design SPD.

In determining the application, some members expressed concerns over the lack of clarity on the ownership of the site, that the application, especially the dormer windows to both the front and rear were overbearing and not in keeping with the surroundings and, that the Committee had been put in a difficult position with the application as it was retrospective. Members were advised that land ownership issues were not material planning considerations, however should the application site fall outside of the correct ownership, then the correct certificate of landownership and confirmation that the correct notices had been served would be sought before any decision notice was issued. It was also noted that all previous planning permissions would not be void on the basis of land ownership grounds raised on this application, nor will they be void should the application before them be permitted or should the applicant deviate from the plans submitted. That would be a matter for the Council's Enforcement Team.

A motion to permit the application in accordance with the officer recommendation was moved by Councillor J Hoult and seconded by Councillor R Boam.

The Chairman put the motion to the vote. A recorded vote being required, the voting was as detailed below.

**RESOLVED THAT:**

The application be permitted in accordance with the recommendation of the Head of Planning and Infrastructure.

Having declared a pecuniary interest in the next item Councillor N Smith stepped down from the Chair.

<b>Motion to permit the application in accordance with the officer's recommendation. (Motion)</b>	
Councillor Nigel Smith	For
Councillor Russell Boam	For
Councillor Alexander Bridgen	For
Councillor Rachel Canny	For
Councillor John Clarke	Against
Councillor David Everitt	Against
Councillor Dan Harrison	For
Councillor Jim Hault	For
Councillor John Legrys	Against
Councillor Michael Wyatt	Against
Councillor Russell Johnson	Against
<b>Carried</b>	

- 75. A2**  
**20/00677/AGP: PRIOR NOTIFICATION FOR ERECTION OF A NEW AGRICULTURAL BUILDING AND INSTALLATION OF A NEW ACCESS TRACK**  
 Land At Coleorton Lane Packington  
**Officer's Recommendation: No Objection**

Councillor R Boam took the chair for the remainder of the meeting.

Having declared interests in the item, Councillors A Bridgen and N Smith left the meeting at 18.15 and took no part in the consideration of the item and voting thereon.

The Planning officer presented the report to Members.

Mr David Harris Watkins, Agent, addressed the committee highlighting that the applicant had worked proactively with the authority and had provided additional information as requested by the Parish Council. It was noted that the storage would be used for hay, haylage and agricultural machinery and the location was not close to the existing buildings due to the expected loss of the land to HS2.

In determining the application, Members noted that the Council needed to support farming.

A motion to support the recommendation of the Head of Planning and Infrastructure was moved by Councillor J Legrys and seconded by Councillor D Harrison.

The Deputy Chairman put the motion to the vote. A recorded vote being required, the voting was as detailed below.

**RESOLVED THAT:**

No objection be raised in accordance with the recommendation of the Head of Planning and Infrastructure.

The meeting closed at 18.25pm

<b>Motion to support the recommended officer comment (Motion)</b>	
Councillor Nigel Smith	Conflict Of Interests
Councillor Russell Boam	For
Councillor Alexander Bridgen	Conflict Of Interests
Councillor Rachel Canny	For

Councillor John Clarke	For
Councillor David Everitt	For
Councillor Dan Harrison	For
Councillor Jim Hout	For
Councillor John Legrys	For
Councillor Michael Wyatt	For
Councillor Russell Johnson	For
<b>Carried</b>	

The meeting commenced at 5.00 pm

The Chairman closed the meeting at 6.25 pm

## **UPDATE SHEET**

### **PLANNING COMMITTEE – 07 July 2020**

**To be read in conjunction with the  
Report of the Head of Planning and Infrastructure to Planning  
Committee**

**This list sets out: -**

- (a) Additional information received after the publication of the main reports;**
- (b) Amendments to Conditions;**
- (c) Changes to Recommendations**

**A1**

**20/00457/FUL**

**Proposed change of use of site from  
residential to residential and dog breeding**  
Cavendish Lodge, Back Lane, Cavendish Bridge

**Additional information received:**

An objection letter has been received by a neighbouring property raising further concerns relating to:

- Flooding
- Animal welfare

**Officer comment:**

The concerns raised in the additional neighbour letter have all been addressed in the original committee report.

The applicant has confirmed that they are agreeable to the imposition of conditions to agree a comprehensive boundary treatment scheme, a waste management plan and restricting the total number of dogs on the site at any given time.

The applicant has confirmed that the site always has and will continue to comprise of a total of 12 dogs. The northern boundary of the site immediately adjacent to the kennels currently comprises of a close boarded fence with metal plating at ground floor level to provide extra security.

The Council's Resilience Officer has confirmed that as the property is a privately owned property, the Council would not be required to conduct any emergency planning. However, the applicants have confirmed that a kennel block would be made available for use in the case of a flood incident as part of their flood management plan procedures.

**RECOMMENDATION: No changes to recommendation.**

**A2**

**20/00676/FUL**

**Erection of three detached dwellings  
with garages**

Land At Loughborough Road, Peggs Green,  
Coleorton

**Additional information received:**

*Consultations Response:*

A consultation response has been received from the County Highways Authority advising that they have given consideration to the Road Safety Audit (RSA) provided during the course of the application and the amended plans showing a tactile paving pedestrian crossing as recommended in the RSA, as opposed to the pedestrian refuge shown within carriageway on the original submission. The County Highways Authority advise that the RSA and the amended plans are acceptable.

The County Highways Authority also comment that vehicular visibility splay of 2.4m x 91m would be available at the point of access, with a pedestrian visibility of 1m x 1m and these are considered acceptable. The proposed access width for a new access to 3 dwellings accords with highways standards but any new hedgerow planting should not inhibit the access width. The internal layout and parking within the site are deemed acceptable to the County Highways Authority and no objections are raised subject to conditions.

**Error within Main Agenda**

Members are advised that there is an error within the main agenda for this item as the closest convenience store to the site is identified as the Co-op at Whitwick within the report. Whilst there is a Co-op at Whitwick, the closest convenience store is in fact the Co-op at 23 The Green, Thringstone (2km away). Both stores are beyond a reasonable walking distance from the application site and are accessible via a route that is not desirable to pedestrians. As a result, the occupiers of the proposed dwellings would be reliant on the private car to meet their day to day needs.

**RECOMMENDATION: No changes to recommendation.**

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