

MINUTES of a meeting of the PLANNING Committee held in the Council Chamber, Council Offices, Coalville on WEDNESDAY, 9 May 2018

Present: Councillor D J Stevenson (Chairman)

Councillors R Adams, J Bridges, R Canny, J Cotterill, J G Coxon, D Everitt, J Geary (Substitute for Councillor R Johnson), D Harrison, J Hoult, G Jones, J Legrys, P Purver, V Richichi, M Specht and M B Wyatt

In Attendance: Councillors T Eynon, S McKendrick and T J Pendleton

Officers: Ms S Booth, Mr C Elston, Mr J Knightley, Mr J Mattley, Mr A Mellor, Mrs M Meredith, Mr J Newton, Miss S Odedra and Mr D Scruton

93. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors R Boam and R Johnson.

94. DECLARATION OF INTERESTS

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

Councillors J G Coxon, D Harrison and M B Wyatt declared a non-pecuniary interest in item A1, application number 17/01424/FULM, as members of Leicestershire County Council.

Councillor J Legrys declared that he had been briefed on item A1, application number 17/01424/FULM and his wife was speaking on the item as the County Councillor, however he came to the meeting with an open mind.

Councillor J Bridges declared a non-pecuniary interest in item A2, application number 16/01191/OUTM, as a member of Ashby Woulds Parish Council.

Councillors J G Coxon, J Hoult and G Jones declared a non-pecuniary interest in items A2 and A5, application numbers 16/01191/OUTM and 17/01607/FUL as members of Ashby Town Council.

During the debate, Councillor J Bridges declared a pecuniary interest in item A5, 17/01607/FUL, due to his involvement with a care home.

Members declared that they had been lobbied without influence in respect of various applications as follows:

Item A1, application number 17/01424/FULM: Councillors J Cotterill, M Specht and M B Wyatt.

Item A2, application number 16/01191/OUTM: Councillors D Everitt and M Specht.

Items A4 and A5, application numbers 18/00257/FUL and 17/01607/FUL: Councillor M Specht.

95. MINUTES

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

RESOLVED THAT:

The minutes of the meeting held on 10 April 2018 be approved and signed by the Chairman as a correct record.

96. PLANNING APPLICATIONS AND OTHER MATTERS

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

97. A1

17/01424/FULM: RESIDENTIAL DEVELOPMENT OF UP TO 144 DWELLINGS (OUTLINE - ALL MATTERS RESERVED) AND ERECTION OF AN EXTENSION TO EXISTING THEATRE TO PROVIDE A CAFE/VISITOR CENTRE/RANGERS' OFFICE, INSTALLATION OF A PLAY AREA, PUBLIC REALM WORKS, LANDSCAPING AND CAR PARKS (FULL)

Snibston Discovery Park Ashby Road Coalville Leicestershire LE67 3LN

Officer's Recommendation: PERMIT subject to S106 Agreement

The Principal Planning Officer presented the report to members.

Councillor T Eynon, County Councillor, addressed the meeting. She commented on the anger of residents about the loss of Snibston Discovery Park, the fact that the site was outside the limits to development, the lack of affordable housing and the viability constraints, the concerns regarding open access and the fact that a scheduled ancient monument was in a derelict site in the town centre. She welcomed the investment in the Century Theatre and the support for the plans from the volunteers. She felt that on balance the site should have been within the limits to development and the benefits outweighed any harm.

Mr D Walton, applicant's agent, addressed the meeting. He spoke of the tangible community benefits associated with the development and the keenness of the local community to continue the legacy of coal mining. He outlined the benefits of the proposals which he felt outweighed any limited harm.

In determining the application, members had regard to the need for additional dwellings in Coalville, the highways impacts, the current condition of the site and the deterioration of heritage buildings, the need to conserve or enhance the heritage asset, the potential benefits of the proposals, community safety concerns, car parking provision and the fact that the site was brownfield and outside the limits to development.

Councillor J Geary moved that CCTV provision be secured by a condition to ensure that this was in place and monitored before the site was opened up. This was seconded by Councillor J Legrys and agreed by the Committee.

Councillor M Specht moved that a condition be included to ensure that adequate landscaping provision was made between the existing and proposed developments to provide screening and maintain privacy. This was seconded by Councillor J Legrys and also agreed by the Committee.

It was moved by Councillor M Specht, seconded by Councillor J G Coxon and

RESOLVED THAT:

- a) Subject to conditions relating to CCTV and landscaping, the application be permitted in accordance with the recommendation of the Head of Planning and Infrastructure.
- b) The wording of the conditions be delegated to the Head of Planning and Infrastructure.

98.

A2

16/01191/OUTM: SELF AND CUSTOM BUILD RESIDENTIAL DEVELOPMENT CONSISTING OF 30 PLOTS WITH A NEW ACCESS AND SUPPORTING INFRASTRUCTURE (OUTLINE - ACCESS AND LAYOUT INCLUDED)

Land Off Hepworth Road Woodville Swadlincote Derbys

Officer's Recommendation: PERMIT subject to S106 Agreement

The Principal Planning Officer presented the report to members.

Councillor S McKendrick, ward member, addressed the meeting. She expressed concerns regarding the lack of affordable housing, the designation of the land as forestry land, ensuring the standards of design of individual properties and the completion of the whole development in a reasonable timescale, local concerns regarding flooding and increased traffic movements, the lack of signage and the risk of the loss of the identity of the village of Blackfordby.

Mr R Nettleton, objector, addressed the meeting. He expressed his objection to the proposals due to the forestry designation of the land and the legal agreement restricting its use in perpetuity. He voiced concerns that the existing trees had been felled creating scrubland, that the legal agreement had failed to be enforced and that a precedent may be set for other woodland in the district.

Dr G Carlin, applicant, addressed the meeting. He made reference to a similar site in Oxfordshire and highlighted that detailed planning and adherence to the design guide would be required on all plots which would ensure consistency in design standards across the site. He outlined the social and economic benefits of the proposals.

In determining the application, members had regard to the loss of the area of separation between Woodville and Blackfordby, the objections made by Ashby Town Council, the fact that the site was outside the limits to development, the legal agreement currently in place, school capacity and the loss of open space. Members expressed support for self builds generally but felt that sites should be situated across the district rather than condensed into a single site.

It was moved by Councillor J Hault, seconded by Councillor J Legrys and

RESOLVED THAT

The application be refused on the grounds that the site was outside the limits to development, the proposals were harmful to the openness of the countryside and were contrary to Policy S3 of the adopted Local Plan which sets out what represents appropriate development in the countryside and development of the site would undermine the physical and perceived separation and undeveloped character between the two settlements of Woodville and Blackfordby.

Chairman's initials

**99. A3
18/00095/OUT: ERECTION OF DETACHED DWELLING (OUTLINE ACCESS AND LAYOUT INCLUDED)**

Land Opposite Lower Farm House Netherseal Road Chilcote Derby

Officer's Recommendation: REFUSE

The Planning and Development Team Manager presented the report to members.

Mrs J Hancocks, applicant, addressed the meeting. She referred to the pre-application advice provided and emphasised that the officer's report had assessed eligibility relating to affordable housing against district wide income and housing prices instead of locally. She stated that she was happy to accept conditions relating to an archaeological survey and a 45% reduction of market value upon any future disposal of the dwelling.

In determining the application, members had regard to the pre-application advice, the most recent housing needs survey for Chilcote, the need for an archaeological survey and the need for affordable rural housing for people with a local connection.

It was moved by Councillor G Jones, seconded by Councillor D Harrison and

RESOLVED THAT:

- a) The application be permitted subject to a condition requiring an archaeological survey and a Section 106 Agreement restricting the future value of the property and occupation to persons with a local connection; and
- b) The wording of the conditions and Section 106 Agreement be delegated to the Head of Planning and Infrastructure.

**100. A4
18/00257/FUL: ALTERATIONS TO EXISTING ACCESS AND ERECTION OF HOLIDAY LODGE**

Lavender House 80 Snarestone Road Appleby Magna Swadlincote Derby DE12 7AJ

Officer's Recommendation: REFUSE

The Senior Planning Officer presented the report to members.

Mr A Large, applicant's agent, addressed the meeting. He highlighted the need for holiday lodges in the area and suggested that most occupants of holiday lodges would be reliant on the use of a private car.

In determining the application members had regard to the need for holiday accommodation in the national forest, the reliance of tourists on motor vehicles and the mechanisms available to ensure the lodge was solely occupied by tourists.

It was moved by Councillor J Bridges, seconded by Councillor G Jones and

RESOLVED THAT:

- a) The application be permitted subject to a condition to ensure tourism related occupation only.
- b) The wording of the conditions be delegated to the Head of Planning and Infrastructure.

Chairman's initials

**101. A5
17/01607/FUL: PROPOSED TWO STOREY AND SINGLE STOREY EXTENSIONS TO
EXISTING C2 CARE HOME**

Lyndhurst Lodge 87 Burton Road Ashby De La Zouch Leicestershire LE65 2LG

Officer's Recommendation: PERMIT subject to S106 Agreement

The Principal Planning Officer presented the report to members.

At the start of the debate, Councillor J Bridges declared a pecuniary interest in this item due to his involvement with a care home. He left the meeting at this point and took no part in the debate.

In determining the application, members had regard to the proposed parking provision, the overdevelopment of the site and the access and egress for an ambulance.

Councillor R Adams moved that the application be permitted subject to a condition to ensure suitable access arrangements for the ambulance. The motion was seconded by Councillor V Richichi.

The Chairman put the motion to the vote and it was declared LOST.

It was moved by Councillor J Hault, seconded by Councillor J G Coxon and

RESOLVED THAT:

The application be refused on the grounds of impact on neighbour amenity and overdevelopment of the site.

The meeting commenced at 4.30 pm

The Chairman closed the meeting at 6.40 pm