

MINUTES of a meeting of the PLANNING Committee held in the Council Chamber, Council Offices, Coalville on TUESDAY, 2 October 2018

Present: Councillor N Smith (Chairman)

Councillors R Adams, R Ashman, R Boam, J Bridges, R Canny, J G Coxon, D Harrison, J Legrys, V Richichi (Substitute for Councillor G Jones) and M Specht

In Attendance: Councillors J Geary, R Johnson and T J Pendleton

Officers: Mr C Elston, Mrs H Exley, Mrs C Hammond, Mr A Mellor and Miss S Odedra

24. APOLOGIES FOR ABSENCE

Apologies were received from Councillor G Jones.

25. DECLARATION OF INTERESTS

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

Councillor J Bridges declared a non-pecuniary interest in Item 5 - Proposed Alterations to Section 106 Obligations in Respect of Affordable Housing Obligations Required in Association with Residential Development at Land at Bosworth Road, Measham and Measham Road, Moira, as Ward Member and that he would leave the meeting for the consideration of the item.

Councillor J Coxon declared a non-pecuniary interest in Item A1, application number 18/00464/FULM, as a Member of Ashby Town Council who had previously considered the application and as a resident of and business owner in Ashby.

Councillor D Harrison declared a non-pecuniary interest in Item A1, application number 18/00464/FULM, as a resident of Ashby.

Councillor J Legrys declared a non-pecuniary interest in item A2, application number 18/00427/FULM, as his son lived on Forest Road opposite the site entrance.

During the consideration of Item A1, application number 18/00464/FULM, Councillor J Bridges declared a non-pecuniary interest as he was currently working for a company who had links to the designers of the application. He left the meeting and took no further part in the discussion and voting thereon, and Councillor J Legrys declared a non-pecuniary interest as his daughter worked at B & M in Coalville.

Members declared that they had been lobbied without influence as follows:

Item A2, application number 18/00427/FULM
Councillor R Adams and J Legrys.

26. MINUTES

Consideration was given to the minutes of the meeting held on 4 September 2018.

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

RESOLVED THAT:

The minutes of the meeting held on 4 September 2018 be approved and signed by the Chairman as a correct record.

Chairman's initials

27. PLANNING APPLICATIONS AND OTHER MATTERS

Consideration was given to the report of the Planning and Development Team Manager, as amended by the update sheet circulated at the meeting.

28. A1

18/00464/FULM : ERECTION OF A RETAIL STORE (USE OF CLASS A1) AND ASSOCIATED GARDEN CENTRE ALONG WITH ASSOCIATED CAR PARKING, SERVICE YARD, HARD AND SOFT LANDSCAPING, FOUL AND SURFACE WATER DRAINAGE AND UTILITY INFRASTRUCTURE

Plot 2 Ashby Gateway Smithy Road Ashby De La Zouch Leicestershire

Officer's Recommendation: PERMIT subject to S106 Agreement

The Senior Planning Officer presented the report to Members.

Councillor J Bridges declared an interest in the item, left the meeting and took no further part in the consideration of the item and voting thereon.

Mr S Hampton, objector, addressed the Committee highlighting concerns over the lack of consideration that had been given to the impact that the development would have on Ashby Town Centre, that the figures in the retail impact assessment were not an accurate reflection, the recent drop in footfall in the town centre and the knock on effect of the drop.

Mr D Jones, planning agent, addressed the Committee highlighting that the applicant sympathised with the objectors, but the applicant had addressed all of their concerns during the application process, that a full independent retail impact assessment had been carried out, that the development would increase the consumer choice in the area and that it would provide employment opportunities.

In determining the application, Members had regard to the impact that the development would have on Ashby Town Centre following the retail impact assessment, the design of the building and that should condition 20 be removed it would have an impact on the developer's contribution to the River Mease Scheme.

It was moved by Councillor M Specht and seconded by Councillor J Legrys that the application be permitted subject to the removal of condition 20.

The Chairman then put the motion to the vote. A recorded vote being required, the voting was as follows:

Motion to permit the application in accordance with the officer's recommendation subject to the removal of condition 20 (Motion)	
Councillor Ron Adams	For
Councillor Robert Ashman	For
Councillor Russell Boam	For
Councillor John Bridges	Conflict Of Interests
Councillor Rachel Canny	For
Councillor John Coxon	Against
Councillor Dan Harrison	For
Councillor John Legrys	For
Councillor Virge Richichi	For
Councillor Nigel Smith	For
Councillor Michael Specht	For
Carried	

Chairman's initials

RESOLVED THAT:

The application be permitted in accordance with recommendation of the Planning and Development Team Manager subject to the removal of condition 20.

29. A2
18/00427/FULM: ERECTION OF 9 DWELLINGS WITH ASSOCIATED ACCESS, TURNING AREAS AND CAR PARKING.

Land Off Forest Road Coalville Leicestershire

Officer's Recommendation: PERMIT

The Senior Planning Officer presented the report to Members.

Mr K Lawrence, agent, addressed the Committee highlighting that changes had been made to the application following discussions to address the concerns raised by objectors and the impact on neighbouring properties, that a S38 had been agreed to adopt the first part of the highway which would include double yellow lines, that a suitable bin collection area had been identified and that, subject to the agreement of neighbouring landowners, suitable boundary fencing would be included.

Councillor R Johnson, Ward Member, addressed the Committee highlighting concerns over the lack of affordable housing & bungalows on the site as a whole, the response of the County's Archaeology officer and the lack of an enclosed bin collection store. He requested that consideration be given to imposing conditions in relation to restricted working hours, the raising of land levels and wheel washing facilities.

In determining the application, Members had regard to the adoption of part of the highway, whether bin lorries could access the site, the location of the bin collection point and whether it would be hardstanding or enclosed, imposing acceptable working hours to limit disturbance caused during construction of the development on existing residents and imposing wheel washing facilities on the site.

It was moved by Councillor J Legrys and seconded by Councillor R Adams that the application be permitted with the addition of 2 conditions in relation to working hours of 7am-6pm Monday to Friday and wheel washing facilities.

The Chairman then put the motion to the vote. A recorded vote being required, the voting was as follows:

Motion to permit the application in accordance with the officer's recommendation with the inclusion of additional conditions (Motion)	
Councillor Ron Adams	For
Councillor Robert Ashman	For
Councillor Russell Boam	Against
Councillor John Bridges	For
Councillor Rachel Canny	For
Councillor John Coxon	For
Councillor Dan Harrison	For
Councillor John Legrys	For
Councillor Virge Richichi	For
Councillor Nigel Smith	For
Councillor Michael Specht	For
Carried	

Chairman's initials

RESOLVED THAT:

The application be permitted in accordance with recommendation of the Planning and Development Team Manager and the addition of conditions in relation to working hours of 7am-6pm Monday to Friday and wheel washing facilities.

30.

A3

18/00624/FUL: CONVERSION OF BARN TO FORM RESIDENTIAL DWELLING INCLUDING RAISING THE ROOF TO PROVIDE FIRST FLOOR LIVING ACCOMMODATION

Barn Adjoining Renira Aqueduct Road Coleorton Coalville Leicestershire LE67 8JA

Officer's Recommendation: PERMIT

The Senior Planning Officer presented the report to Members.

Mr A Large, agent, addressed the Committee highlighting that the new dwelling would allow the owner to downsize, that the only significant change would be the reinstatement of the original roofline and that they had worked closely with officers to address all the issues over design and highways.

In determining the application, Members had felt that it was a suitable development for a village and were pleased to see that a new entrance was to be created off the highway.

It was moved by Councillor J Bridges and seconded by Councillor R Boam

The Chairman then put the motion to the vote. A recorded vote being required, the voting was as follows:

Motion to permit the application in accordance with the officer's recommendation (Motion)	
Councillor Ron Adams	For
Councillor Robert Ashman	For
Councillor Russell Boam	For
Councillor John Bridges	For
Councillor Rachel Canny	For
Councillor John Coxon	For
Councillor Dan Harrison	For
Councillor John Legrys	For
Councillor Virge Richichi	For
Councillor Nigel Smith	For
Councillor Michael Specht	For
Carried	

RESOLVED THAT:

The application be permitted in accordance with recommendation of the Planning and Development Team Manager.

Chairman's initials

31. PROPOSED ALTERATIONS TO SECTION 106 OBLIGATIONS IN RESPECT OF AFFORDABLE HOUSING OBLIGATIONS REQUIRED IN ASSOCIATION WITH RESIDENTIAL DEVELOPMENT AT LAND AT BOSWORTH ROAD, MEASHAM AND MEASHAM ROAD, MOIRA

Report of the Planning and Development Team Manager

Having declared non-pecuniary interest Councillor J Bridges left the meeting and took no further part in the discussion and voting thereon.

The Senior Planning Officer presented the report to Members.

It was moved by Councillor J Coxon and seconded by Councillor J Legrys.

The Chairman then put the motion to the vote. A recorded vote being required, the voting was as follows:

To agree the recommendation as detailed on the report (Motion)	
Councillor Ron Adams	For
Councillor Robert Ashman	For
Councillor Russell Boam	For
Councillor John Bridges	Conflict Of Interests
Councillor Rachel Canny	For
Councillor John Coxon	For
Councillor Dan Harrison	For
Councillor John Legrys	For
Councillor Virge Richichi	For
Councillor Nigel Smith	For
Councillor Michael Specht	For
Carried	

RESOLVED THAT:

The amendments of the existing affordable housing obligations within the legal agreements for Bosworth Road, Measham and Measham Road, Moira for the provision of 9 no. On-site affordable units at New Street, Measham in lieu of affordable housing at Bosworth Road, Measham and Measham Road, Moira be agreed.

Councillor J Bridges returned to the meeting.

Councillor J Geary left the meeting at 7.43pm.

Councillor R Johnson left the meeting at 7.58pm.

The meeting commenced at 6.30 pm

The Chairman closed the meeting at 8.06 pm

Chairman's initials