

MINUTES of a meeting of the PLANNING Committee held in the Council Chamber, Council Offices, Coalville on TUESDAY, 11 February 2020

Present: Councillor N Smith (Chairman)

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

In Attendance: Councillors J Geary and C A Sewell

Officers: Mr C Elston, Mr J Mattley, Miss S Odedra, Mrs C Hammond and Mrs H Exley

63. APOLOGIES FOR ABSENCE

There were no apologies.

64. DECLARATION OF INTERESTS

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

Councillor A Bridgen declared a non-pecuniary interest in item A3, application number 19/00225/FUL, as a resident of Packington and a relative of a Member of the Parish Council, but he had not been influenced and had come to the meeting with an open mind.

Councillor N Smith declared a pecuniary interest in item A3, application number 19/00225/FUL, as the Ward Member and would leave the meeting for the consideration of the item.

Councillor M B Wyatt declared a pecuniary interest in item A1, application number 19/00675/FULM, as a business owner in Coalville Town Centre and that the developer has declared financial support to two projects in Coalville and would leave the meeting for the consideration of the item.

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 19/00675/FULM

Councillors J Clarke and J Legrys

Item A2, application number 18/01190/FUL

Councillor J Legrys

65. MINUTES

Consideration was given to the minutes of the meeting held on 7 January 2020.

Councillor R Johnson noted that Councillor J Geary, who had attended the meeting as his substitute had not been included in the attendance list. He requested that the minutes be amended.

It was moved by Councillor N Smith, seconded by Councillor J Hoult and

RESOLVED THAT:

Chairman's initials

Subject to the amendment to the attendance list as requested above, the minutes of the meeting held on 7 January 2020 be approved and signed by the Chairman as a correct record.

66. 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.

67. A1

19/00675/FULM: ERECTION OF 130 AFFORDABLE DWELLINGS WITH ASSOCIATED INFRASTRUCTURE, PUBLIC OPEN SPACE AND LANDSCAPING, INSTALLATION OF FOUR ALLOTMENTS AND DEMOLITION OF EXISTING DWELLING

Land To The Rear Of Jackson Street And Wentworth Road Coalville Leicestershire

Officer's Recommendation: PERMIT subject to S106 Agreement

Having declared a pecuniary interest in the item, Councillor M B Wyatt left the meeting and took no part in the consideration of the item and voting thereon.

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

Mr B Herrod, agent, addressed the committee highlighting the site was identified in the Local Plan as a development area and outline permission had previously been approved. He noted that extensive work had been carried out on the design and layout with officers, and all S106 and financial contributions had been agreed. He added that all material considerations had been met and there were no statutory objections to the application.

Councillor J Geary, Ward Member, addressed the committee highlighting that in principle he supported development on the site, however he had concerns over a number of issues with the application before the committee. He felt that the layout of the dwellings was not right, that the additional traffic generated by the development would have a significant adverse impact on the surrounding roads and that a construction plan needed to be agreed before work began on site. He also expressed concerns in relation to the use of the footpath behind the site and the likelihood of crime and disorder as a result, no new access to 4 Wentworth Road and the maintenance and flood risk to the watercourse.

In determining the application, Members were overall supportive of the application, but some expressed concerns over the location of the bungalows on the site, as they could have been located closer to the town. They also expressed concerns in relation to anti-social behaviour on the footpath behind the site, the additional traffic that would be generated and the impact that it would have on the re-development of Marlborough Square, and the maintenance and flood risk of the watercourse. Members noted that no alterations could be made to the layout of the site, the watercourse would be managed by a management company and the impact of construction traffic would be managed through appropriate planning conditions. Members requested that a condition be included in relation to the provision of anti-motorcycle bollards on the footpaths which the applicant was agreeable to.

A motion to permit the application in accordance with the officer's recommendation subject to the inclusion of an additional condition in relation to the provision of anti-motorcycle bollards was moved by Councillor D Harrison 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:

Chairman's initials

The application be permitted in accordance with the officer's recommendation and the inclusion of an additional condition relating to the provision of anti-motorcycle bollards.

The meeting was adjourned at 7.29pm and reconvened at 7.36pm

Motion to permit the application subject to the inclusion of an additional condition in relation to motorcycle bollards (Motion)	
Councillor Nigel Smith	For
Councillor Russell Boam	For
Councillor Alexander Bridgen	For
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	Conflict Of Interests
Councillor Russell Johnson	For
Carried	

68. A2
18/01190/FUL: CHANGE OF USE TO EIGHT BEDROOM, EIGHT PERSON HMO (SUIGENERIS)

25 London Road Kegworth Derby DE74 2EU

Officer's Recommendation: PERMIT

The Senior Planning Officer presented the report to Members.

Parish Councillor M Hawsworth, on behalf of Kegworth Parish Council, addressed the committee, highlighting that the parish strongly objected to the application as there was already insufficient parking for the current occupants, the loss of amenity and the disturbance and noise that many other residents had to experience from the property. He noted the large number of existing HMOs in the village and urged Members to refuse the application.

Councillor C Sewell, Ward Member, addressed the committee highlighting that Kegworth was already swamped with HMOs, which reduced the number of properties for sale for local people. She noted that the implementation of the recently agreed Article 4 direction would take 12 months, which in turn would provide a good period of time for HMO applications to be submitted. She highlighted the over intensification of the site, lack of parking and that at a recent appeal, an application in a different part of the country, had been turned down as the inspector ruled that the application was contrary to paragraph 127 of the NPPF. She urged Members to give due consideration to an application on an already cramped plot.

In determining the application, members raised concerns in relation to the over intensification of the site, loss of amenity in the village and insufficient parking for the number of occupants. Members had regard to advice that parking was not a reason to refuse an application but felt that the application was contrary to policy D2 of the Local Plan.

A motion to refuse the application as it was contrary to policy D2 of the Local Plan was moved by Councillor J Hout and seconded by Councillor J Legrys.

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

Chairman's initials

RESOLVED THAT:

The application be refused on the grounds that the application was contrary to Policy D2 of the Local Plan.

Motion to refuse the application as it was contrary to policy D2 (Motion)	
Councillor Nigel Smith	Against
Councillor Russell Boam	For
Councillor Alexander Bridgen	For
Councillor Rachel Canny	For
Councillor John Clarke	For
Councillor David Everitt	For
Councillor Dan Harrison	For
Councillor Jim Hoult	For
Councillor John Legrys	For
Councillor Michael Wyatt	No vote recorded
Councillor Russell Johnson	For
Carried	

69. **A3**
19/00225/FUL: DEMOLITION OF TRIPLE GARAGE AND PART OF EXISTING DWELLING, FELLING OF TREES, ERECTION OF TWO DWELLINGS WITH ASSOCIATED GARAGING, ACCESS DRIVE, PARKING SPACE AND COURTYARD AREAS AND ALTERATIONS TO EXISTING ACCESS
 15 Bridge Street Packington Ashby De La Zouch Leicestershire LE65 1WB
Officer's Recommendation: PERMIT subject to S106 Agreement

Having declared a pecuniary interest in the item, Councillor N Smith left the chair and the meeting and took no part in the consideration of the item and voting thereon.

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

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

Mr A Large, agent, addressed the committee highlighting that the application was within limits to development, there had been no traffic accidents reported along the road, that the site was outside of the flood zone and drainage measures would be put forward.

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

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 officer's recommendation.

The meeting closed at 8.22pm

Motion to permit the application in accordance with the officer's recommendation (Motion)	
Councillor Nigel Smith	Conflict Of Interests
Councillor Russell Boam	For
Councillor Alexander Bridgen	For

Chairman's initials

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	No vote recorded
Councillor Russell Johnson	For
Carried	

Councillor M B Wyatt left the meeting at 18:34pm

The meeting commenced at 6.30 pm

The Chairman closed the meeting at 8.22 pm