

MINUTES of a meeting of the PLANNING Committee held via a Virtual Meeting 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. 4. PLANNING APPLICATIONS AND OTHER MATTERS**

Report of the Head of Planning and Infrastructure.

### **Officer's Recommendation:**

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

Chairman's initials

## 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.

Chairman's initials

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 Hoults	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.

Chairman's initials

<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 Hoults	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

Chairman's signature