

MINUTES of a meeting of the PLANNING Committee held in the Council Chamber, Council Offices, Coalville on TUESDAY, 2 July 2019

Present: Councillor N Smith (Chairman)

Councillors R Boam, A J Bridgen, R Canny, D Everitt, D Harrison, J Hault, D E J Tebbutt, M B Wyatt, J Bridges (Substitute for Councillor J Clarke) and R Johnson (Substitute for Councillor J Legrys)

In Attendance: Councillors R Ashman

Officers: Mr C Elston, Miss S Odedra, Mrs C Hammond, I Jordan, Mr J Knightley and Mr A Mellor

9. APOLOGIES FOR ABSENCE

Apologies were received from Councillors J Clarke and J Legrys.

10. DECLARATION OF INTERESTS

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

Councillor R Johnson declared a non-pecuniary interest in item A2, application number 19/00747/REMM, as a ward member. He advised that he would address the committee and then take no further part in the meeting.

Members declared that they had been lobbied without influence in respect of various applications below:-

Item A1, application number 18/01890/OUTM

Councillors R Boam and J Bridges

11. MINUTES

Consideration was given to the minutes of the meeting held on 4 June 2019.

It was moved by Councillor N Smith, seconded by Councillor R Johnson and

RESOLVED THAT:

The minutes of the meeting held on 4 June 2019 be approved and signed by the Chairman as a correct record.

12. PLANNING APPLICATIONS AND OTHER MATTERS

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

13. A1

18/01890/OUTM: EMPLOYMENT DEVELOPMENT FOR USES B1 (C), B2 AND B8 (OUTLINE WITH DETAILS OF PART ACCESS INCLUDED)

Land East Of Regs Way Coalville Leicestershire LE67 1GH

Officer's Recommendation: PERMIT subject to S106 Agreement

The Interim Principal Planning Officer presented the report to Members.

Chairman's initials

Mr L Coyle, objector, addressed the Committee. He highlighted that there was no need for any further industrial units in the area as he felt that it was already very over populated. He drew Members' attention to the loss of green space, the detrimental effect that the units would have on the outlook of the historical buildings and the increase in the air, noise and light pollution levels. He expressed concerns over the access to the site on to a very fast stretch of road and that the developer had started cutting hedgerows during the bird nesting season.

Ms C Biddle, applicant, addressed the Committee. She highlighted to Members the experience the company had in delivering industrial sites and that there was an immediate need and demand for the proposal before them which was in a sustainable area, it would create around 530 jobs and that the traffic would have very little impact on the highway infrastructure. She advised that it was hoped that construction would start in 2020 and that they had already received interest in the units from companies.

In determining the application Members expressed concerns over the increased volume of traffic along the A511, the access to the site, the timescales for development, especially if other employment applications were granted and completed before the one before them, that the site was outside the limits to development and ensuring that the floor levels of the units were sunk. Members had regard to the highways authority having no objection to the application, that there was currently a need for employment sites in the district as a whole and that a condition could be included to ensure that the development was completed within a shortened timescale.

It was moved by Councillor J Bridges and seconded by Councillor D Harrison.

The Chairman then 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 Interim Head of Planning and Infrastructure with the inclusion of an additional condition to shorten the timescale of the development.

Motion to Permit the application with an additional condition to in relation to timescales (Motion)	
Councillor Nigel Smith	For
Councillor Russell Boam	For
Councillor Alexander Bridgen	For
Councillor Rachel Canny	For
Councillor David Everitt	Against
Councillor Dan Harrison	For
Councillor Jim Hault	For
Councillor Daniel Tebbutt	Against
Councillor Michael Wyatt	Against
Councillor John Bridges	For
Councillor Russell Johnson	Against
Carried	

Chairman's initials

14. **A2**
19/00747/REMM: RESERVED MATTERS APPROVAL (ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE) (OUTLINE PLANNING PERMISSION 13/00956/OUTM) FOR THE ENABLING WORKS ASSOCIATED WITH PHASES A1, A2 AND A3 INCLUDING THE DEMOLITION OF THE BUILDINGS AT UPPER GRANGE FARM AND THE BUNGALOW; REGRADING OF THE LAND; INSTALLATION OF THE GATEWAY, THE STREET TO THE WEST OF THE GATEWAY, AND JUNCTION OF THE STREET TO THE EAST OF THE GATEWAY; INSTALLATION OF SURFACE AND FOUL WATER DRAINAGE INFRASTRUCTURE; LANDSCAPING; AND DIVERSION OF PUBLIC RIGHTS OF WAY

Land South Of Grange Road Hugglescote Leicestershire LE67 2BT

Officer's Recommendation: PERMIT

Having declared a non-pecuniary interest in the item as ward member Councillor R Johnson left the meeting and took no further part in the discussion and voting thereon.

The Principal Planning Officer presented the report to Members.

Ms C Biddle, applicant, addressed the Committee, She highlighted that the application was to allow the preparation of the site in readiness for the sale of the land in serviced parcels to be developed. She informed Members that various meetings had been held with the District and Parish Councils along with the National Forest, and it was hoped that work would commence in July and building would start in 2020.

Councillor R Johnson, ward member, addressed the Committee. He highlighted that the developers along with the agents had met with the Parish Council following an objection to the balancing pond, which had been dealt with, however there were still concerns as to how the earthworks could be completed without impacting, disturbing and damaging some of the surrounding archaeology. He requested that a further condition be included to protect the site. He also expressed concerns that the developer had ripped out and destroyed healthy hedges during bird breeding season and requested the remaining trees and hedgerows also be protected by a condition.

In determining the application Members had regard to the significant infrastructure contribution that had been made when the original planning application for the wider South East Coalville site had been permitted that would contribute towards the A511 corridor which included the punch through road and that there was a recommendation included to ensure protection of the trees.

It was moved by Councillor J Bridges, seconded by Councillor J Hoult

The Chairman then 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 Interim Head of Planning and Infrastructure.

Motion to Permit the application in accordance with the officer's recommendation (Motion)	
Councillor Nigel Smith	For
Councillor Russell Boam	For
Councillor Alexander Bridgen	For
Councillor Rachel Canny	For
Councillor David Everitt	For
Councillor Dan Harrison	For

Chairman's initials

Councillor Jim Hout	For
Councillor Daniel Tebbutt	For
Councillor Michael Wyatt	For
Councillor John Bridges	For
Councillor Russell Johnson	Conflict Of Interests
Carried	

The meeting commenced at 6.30 pm

The Chairman closed the meeting at 7.35 pm