

MINUTES of a meeting of the PLANNING Committee held in the Council Chamber, Council Offices, Coalville - The public are encouraged to attend remotely on WEDNESDAY, 2 June 2021

Present: Councillor N Smith (Chairman)

Councillors D Bigby, A J Bridgen, D Everitt, S Gillard, J Hoult, J Bridges (Substitute for Councillor R Boam), S Sheahan (Substitute for Councillor J Legrys), K Merrie MBE and R L Morris

In Attendance: Councillors R Ashman, R Canny and C A Sewell

Officers: Mr C Elston, Mr J Mattley, Mrs C Hammond, Ms S Grant, Mr J Knightley, Ms S Lee, Mr I Nelson and Ms C Proudfoot

1. APOLOGIES FOR ABSENCE

Apologies were received from Councillors R Boam and J Legrys

2. DECLARATION OF INTERESTS

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

Councillor D Bigby declared a non-pecuniary interest in item A1, application number 20/00316/OUTM, as he had previously expressed concerns in relation to the Council's employment planning policies, but he had come to the meeting with an open mind.

3. MINUTES

Consideration was given to the minutes of the meeting held on 13 April 2021.

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

RESOLVED THAT:

The minutes of the meeting held on 13 April 2021 be approved and signed by the Chairman as a correct record.

4. PLANNING ENFORCEMENT UPDATE

The Environmental Protection Team Manager presented the report to members.

She advised Councillor S Sheahan that she would provide him with an update on the crossroads at Albert Village outside the meeting.

In response to a query about the case numbers in quarter 4 and the number of live cases across the year, she advised that the team was playing catch up due to COVID restrictions preventing officers from going out on site visits, but the team was adequately resourced to enable the work to happen.

It was moved by Councillor J Bridges , seconded by Councillor K Merrie and

RESOLVED THAT:

The report be noted.

Chairman's initials

5. 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.

6. A1

20/00316/OUTM: DEMOLITION OF EXISTING STRUCTURES AND THE ERECTION OF NEW BUILDING TO ACCOMMODATE UP TO 78,967SQM OF STORAGE AND DISTRIBUTION (USE CLASS B8) AND ANCILLARY OFFICE (USE CLASS B1) FLOORSPACE, WITH ASSOCIATED INFRASTRUCTURE INCLUDING ACCESS, PARKING, SERVICING AND LANDSCAPING (OUTLINE - ALL MATTERS OTHER THAN PART ACCESS RESERVED)

Land At Netherfields Lane Sawley DE72 2HP

Officer's Recommendation: PERMIT subject to S106 Agreement

The Principal Planning Officer presented the report to members.

Councillor J McLelland, on behalf of Lockington and Hemington Parish Council, addressed the committee highlighting that there was not an immediate need or demand for more warehouses in the area, the greenspace and character around the two villages was slowly being eroded and they were surrounded by industrial buildings. He noted that, if there was an urgent need for more employment land, the application before them, due to the location, would not have a significant impact on the villages. He added that should there be a need for any further large scale warehousing for the district, it was felt that this should met in a more appropriate space outside the Parish.

Mr J Holmes, agent, addressed the committee highlighting that the location of the development would sit within an industrial area, close to the highway network, but would have little impact on the neighbouring villages and that the accompanying documents with the application identified both the need and demand for the warehouses. He noted any concerns raised by statutory consultees during the process had been addressed and there were no objections from them. He advised that the redevelopment of the site would help to prevent the ongoing anti-social behaviour and fly tipping that occurred in the area.

Councillor C Sewell, Ward Member, addressed the committee highlighting a number of areas around the district where empty warehouses were located, that should the application be approved a time limit be set for the development of the site and that the increase in traffic from the site would have a negative impact on Tamworth Road and the residents of Sawley Marina. She sought reassurances that the raised building table would not send flood water to the southern area of the site that was home to many species of wildlife and that area would benefit from mature planting to shield the site. She welcomed the information that CCTV would be positioned on the buildings, that could reduce the antisocial behaviour in the area and that emergency evacuation plans would be provided should the area be subject to flooding.

In determining the application, members felt that the landscaping that would provide a buffer for the site should include mature trees and that a condition should be included to ensure that CCTV cameras were placed on the site in the correct area to assist with ASB prevention, with live monitoring. Some members expressed concerns over the need and demand for warehouses in the district due to the number that were standing empty.

It was noted that should the reserved matters application not be submitted within the timescales, the applicant would need to submit a new outline application and get it approved to enable them to ensure that the site was developed, that officers were

Chairman's initials

satisfied that there was a need for the development and that conditions were included in relation to the size of the buildings.

A motion to permit the application in line with the officer's recommendation subject to a note to applicant being added in respect of the condition regarding surrounding landscaping about the requirement for sufficient mature buffer planting, and additional conditions relating to CCTV and providing details of emergency evacuation during flooding events, was moved by Councillor J Bridges and seconded by Councillor J Houlton.

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 recommendation of the Head of Planning and Infrastructure subject to a note to applicant being added to the condition surrounding landscaping about the requirement for sufficient mature buffering, and additional conditions relating to CCTV and providing details of emergency evacuation during flooding events.

Motion to permit the application in accordance with the recommendation of the Head of Planning and Infrastructure (Motion)	
Councillor Nigel Smith	For
Councillor Dave Bigby	Abstain
Councillor Alexander Bridgen	For
Councillor David Everitt	Abstain
Councillor Stuart Gillard	For
Councillor Jim Houlton	For
Councillor John Bridges	For
Councillor Sean Sheahan	For
Councillor Keith Merrie MBE	For
Councillor Ray Morris	For
Carried	

The meeting commenced at 6.00 pm

The Chairman closed the meeting at 7.17 pm