

MINUTES of a meeting of the PLANNING Committee held in the Forest Room, Stenson House, London Road, Coalville, LE67 3FN on TUESDAY, 6 June 2023

Present: Councillor R Boam (Chair)

Councillors R L Morris, D Bigby, M Burke, D Cooper (Substitute for Councillor S Lambeth), D Everitt, P Lees (Substitute for Councillor N Smith), J Legrys, P Moulton, J G Simmons and M B Wyatt (Substitute for Councillor R Canny)

In Attendance: Councillors J Geary and R Johnson

Officers: Mr T Devonshire, Mr C Elston, Mr D Jones, Mr S James, Mr L Marshall and Mrs R Wallace

1. APOLOGIES FOR ABSENCE

Apologies were received from Councillors R Canny, S Lambeth and N Smith.

2. DECLARATION OF INTERESTS

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

Councillor R Boam declared a registerable interest in item 5 – To Consider an Objection Made by Hayworth Estates Investments Ltd in respect of NWLDC Tree Preservation Order T508 as an owner of a property in Kenmore Crescent.

Councillor P Lees declared a registerable interest in item A2 – Application number 23/00292/OUT as he had used the applicant's Planning Services in the past.

Councillor R Morris declared a pecuniary interest in item A1 – 22/01312/FULM as the applicant.

3. MINUTES

Consideration was given to the minutes of the meeting held on 7 March 2023.

It was moved by Councillor R Morris, seconded by Councillor J Simmons and

RESOLVED THAT:

The minutes of the meeting held on 7 March 2023 be approved and signed by the Chair as a correct record.

4. PLANNING ENFORCEMENT UPDATE Q4 2022/23

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

During discussion, several Members referred to specific cases and updates were provided. In response to a question of clarity, information was provided in relation to the timescale that the Council can take enforcement action in. To conclude, an error regarding the figures within table 7 was acknowledged and taken on board for future reports.

Chairman's initials

It was moved by Councillor J Legrys, seconded by Councillor R Morris and

RESOLVED THAT:

The report be noted.

5. TO CONSIDER AN OBJECTION MADE BY HARWORTH ESTATES INVESTMENTS LTD IN RESPECT OF NWLDC TREE PRESERVATION ORDER T508

The Tree Officer presented the report to Members.

A general discussion was had in support of the officer's recommendations on the site and the approach by the developer in relation to the trees already removed. Questions were raised in relation to correct recourse to take to replace the lost trees and officers confirmed that further action could only be taken by the Forestry Commission who were currently investigating the matter due to the lack of a felling licence.

It was moved by Councillor J Legrys, seconded by Councillor M B Wyatt and

RESOLVED THAT:

The Tree Preservation Order be confirmed subject to modification.

6. 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.

7. 22/01312/FULM: ERECTION OF AN ADDITIONAL HOLIDAY LODGE AND CHANGE OF USE OF GRAZING LAND FOR SITING OF CARAVAN/MOTORHOMES WITH ELECTRIC HOOK UPS, SITING OF GLAMPING TENTS AND ASSOCIATED AMENITY BLOCK/INFRASTRUCTURE

Having declared a pecuniary interest in the item, Councillor R Morris removed himself from the Committee to join the public gallery prior to being invited to speak as the applicant.

The Senior Planning Officer presented the report to Members.

Councillor R Morris, applicant, addressed the Committee. He felt that there was a need for a site like this in the area and that this was proven as the current lodge was booked for 90 percent of the time. He referred Members to the additional tree planting, the pathways to connect the area and the 18 additional conditions to be imposed if permission was granted. He concluded that the site would enhance the area and was well away from nearby properties.

Councillor R Morris then left the meeting for the duration of the discussions and voting on the application.

In determining the application Members acknowledged the need to encourage tourism in the district but also the fact that the application was for a site outside the limits to development. The demand for the facility was noted and any concerns of noise were eased by the additional landscaping proposed for the site.

The officer's recommendation was moved by Councillor J Legrys and seconded by Councillor D Bigby.

Chairman's initials

The Chair 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.

At the conclusion of the item, Councillor R Morris returned to the meeting.

Motion to permit the application in accordance with the officer recommendations (Motion)	
Councillor Russell Boam	For
Councillor Ray Morris	Conflict Of Interests
Councillor Dave Bigby	For
Councillor Morgan Burke	For
Councillor Doug Cooper	For
Councillor David Everitt	For
Councillor Paul Lees	For
Councillor John Legrys	For
Councillor Peter Mout	For
Councillor Jenny Simmons	For
Councillor Michael Wyatt	For
Carried	

8. 23/00292/OUT:ERECTION OF A SELF-BUILD DETACHED DWELLING (OUTLINE APPLICATION WITH ALL MATTERS RESERVED)

Having declared an interest, Councillor Lees left the meeting before the consideration of the item and did not return to the meeting.

The Senior Planning Officer presented the report to Members.

Mr Miles, Parish Councillor, addressed the Committee in objection to the application. He reminded Members of the current permission for the site for use by owners of the house only due to impact on traffic in the area, and also that Self Builds in the village had been refused in the past as they contravened policies, including an application opposite this site. He expressed his concerns for the already busy single-track lane Babelake Street which flooded regularly, and the impact the development would have if approved. He urged Members to protect the village boundaries by refusing the application.

Mr Mattley, applicant, addressed the Committee. He explained that he grew up in the village and the proposed site is land owned by his parents, this application gave him the opportunity to move back into the village and build his family's forever home. He highlighted that there had been no objections received from statutory consultees or local residents and reminded Members that this application was brought before the Committee due to his connections to the authority through relatives and previous employment.

In determining the application it was acknowledged that the authority is obliged to provide 23 Self Build developments and the difficulties faced due to lack of sites available. Discussions were had on the process for considering Self Build applications and also the Highway Authority's approach to commenting on some minor applications such as this one. Following further discussions, there was a consensus that there was a benefit to the Committee considering applications such as this and local Councillors were encouraged to call-in applications for Self-Build properties.

Chairman's initials

The officer's recommendation was moved by Councillor J Legrys and seconded by Councillor J Simmons.

The Chair 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.

Motion to permit the application in accordance with the officer recommendations (Motion)	
Councillor Russell Boam	For
Councillor Ray Morris	For
Councillor Dave Bigby	For
Councillor Morgan Burke	For
Councillor Doug Cooper	For
Councillor David Everitt	Against
Councillor Paul Lees	Conflict Of Interests
Councillor John Legrys	For
Councillor Peter Mout	Abstain
Councillor Jenny Simmons	For
Councillor Michael Wyatt	For
Carried	

Councillor P Lees left the meeting at 6.44pm

The meeting commenced at 6.00 pm

The Chairman closed the meeting at 7.10 pm