

MINUTES of a meeting of the PLANNING Committee held in the Forest Room, Stenson House, London Road, Coalville, LE67 3FN on THURSDAY, 20 July 2023

Present: Councillor R Boam (Chair)

Councillors D Bigby, R Blunt (Substitute for Councillor R L Morris), M Burke, R Canny, D Cooper (Substitute for Councillor J Legrys), D Everitt, J Geary (Substitute for Councillor D Bigby), P Moulton, C A Sewell, J G Simmons and N Smith

Officers: Mr C Elston, Mrs H Exley, Mr D Jones, Mr S James, Mr A Mellor, Mrs R Wallace and Ms D Wood

9. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors J Legrys and R Morris.

10. DECLARATION OF INTERESTS

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

Councillor D Bigby declared a registerable interest in item A1 – Application number 22/01552/FULM as he was speaking on the application as Ward Member. He also declared a registerable interest in item A2 – Application number 22/01811/FULM as he was speaking on the application as the adjoining Ward Member

During the consideration of this application, Councillor J Geary would join the committee as a substitute for Councillor D Bigby.

Councillor D Bigby declared a registerable interest in item A1 – Application number 22/01552/FULM as he was speaking on the application as Ward Member and therefore would not take part in any of the deliberation of voting. During the consideration of this application, Councillor J Geary would join the committee as a substitute for Councillor D Bigby.

Councillor P Moulton declared a registerable interest in item A3 – Application number 22/01366/OUT as a member of Whitwick Parish Council.

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 22/01552/FULM: Councillors R Boam, R Canny and J Simmons.

Item A2 – application number 22/01811/FULM: Councillors R Boam, R Canny, C Sewell and J Simmons.

11. MINUTES

Consideration was given to the minutes of the meeting held on 6 June 2023.

It was moved by Councillor J Simmons seconded by Councillor P Moulton and

RESOLVED THAT:

The minutes of the meeting held on 6 June 2023 be approved and signed by the Chairman as a correct record.

Chairman's initials

12. 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.

13. 22/01552/FULM: ERECTION OF 17 TOWNHOUSES WITH ASSOCIATED CAR PARKING ACCESS, LANDSCAPING AND CAR PARK TO HOTEL AND ASSOCIATED AMENDMENTS

Having declared an interest in the item, Councillor D Bigby removed himself from the Committee to join the public gallery prior to being invited to speak as Ward member. Councillor J Geary joined the Committee as his substitute.

The Principal Planning Officer presented the report to Members.

Mr D Harrison, objector, addressed the Committee. Concerns were raised on the ability of the applicant to complete the project with the finance available and to the standard it deserved. He also referred Members to the response from Historic England which raised concerns.

Councillor D Bigby, Ward Member, addressed the Committee. Although he had not objected to the application, he explained that he had several concerns including the robustness of the legal arrangements, the consequences should the applicant go out of business, the loss of trees and insufficient mitigation to replace them, lack of social housing and education contribution, and spoilt view between the hotel and the Bath Grounds. However, he acknowledged the need for the restoration of the hotel and that the proposals would enable that rather than demolition which local residents were opposed to.

Councillor D Bigby then left the meeting for the duration of the discussions and voting on the application.

In determining the application Members acknowledged the level of restoration required for the hotel and the importance of the building for the history of the area. Some concerns were shared particularly in relation to on the loss of trees, comments received from Historic England and the viability of the business proposed for the building once complete. Following further discussion on the complexity of the application and some explanation on the S106 Agreement regarding the different phases of the development, it was the general consensus that the proposal was the best way to save the building.

The officer's recommendation was moved by Councillor R Blunt and seconded by Councillor R Canny.

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 D Bigby returned to the public gallery.

Chairman's initials

Motion to permit the application in accordance with the officer recommendations (Motion)	
Councillor Russell Boam	For
Councillor Richard Blunt	For
Councillor Morgan Burke	For
Councillor Rachel Canny	For
Councillor Doug Cooper	For
Councillor David Everitt	For
Councillor John Geary	For
Councillor Peter Moulton	For
Councillor Carol Sewell	For
Councillor Jenny Simmons	For
Councillor Nigel Smith	Abstain
Carried	

14. 22/01811/FULM: CHANGE OF USE OF LAND TO RECREATION USE INCLUDING THE FORMATION OF SPORT PITCHES, PARKING AREA, IMPROVED ACCESS AND LANDSCAPING

Having declared an interest in the item, Councillor D Bigby remained in the public gallery prior to being invited to speak as the adjoining Ward member. Councillor J Geary remained in the Committee as his substitute.

The Senior Planning Officer presented the report to Members.

Ms C Birch, objector, addressed the Committee. She explained the issues residents were currently experiencing from the football club, particularly noise, parking and traffic on the narrow country lane access to the site. She felt that the proposals would only worsen the situation and requested that the Committee defer the application to allow further highway assessments with the Highways Authority.

Ms K Carpenter, agent addressed the Committee. She explained that the proposal was intended to provide additional space for those that currently use the facility rather than to grow the club. Reference was made to the dialogue between the club and the residents undertaken in recent months and confirmation was given that this would continue. The much-needed traffic management plan was highlighted, and it was confirmed that it would be prepared along with participation of the Police and Highway Authority to ensure car parks were used rather than the neighbouring area.

Councillor D Bigby, adjoining Ward Member, addressed the Committee. He acknowledged the value of the club for the area but explained that he had called in the application due to the number of objections from residents. He shared his main concerns in relation to traffic and parking in the area due to the proposals leading to significantly more visits to the facility. The response from the Highways Authority was questioned as the design statement referred to the growth and investment in the club which clearly indicated why the application to expand the facility has been submitted. To conclude, he was disappointed that considering the years of complaints relating to traffic issues, it was only now that a traffic management plan had been considered.

Councillor D Bigby then left the meeting for the duration of the discussions and voting on the application.

In determining the application, discussions were had on the parking issues and Members noted the objectors request for further highway assessments. However, it was agreed that as the Highway Authority had raised no concerns on two occasions, there was no grounds to defer for that reason. During discussions Members did acknowledge the parking issues in the area but also the importance of the facility, therefore it was

Chairman's initials

suggested by a Member that a condition be added for a Liaison Committee comprising of representatives of the club and residents be established to keep communication open and repair the breakdown in relationships. Both the Officers and the agent agreed that this was acceptable but would need to be secured by a S106 agreement.

The officers recommendation with the additional requirement for a S106 agreement in relation to the establishment of a Liaison Committee was moved by Councillor R Blunt and seconded by Councillor J Simons.

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, with an additional requirement for a S106 agreement in relation to the establishment of a Liaison Committee comprised of representatives from Ashby Ivanhoe Football Club and residents.

At the conclusion of the item, Councillor D Bigby returned to the Committee. Therefore, as no longer required as a substitute, Councillor J Geary left the meeting.

Motion to permit in accordance with the officer's recommendation (Motion)	
Councillor Russell Boam	For
Councillor Richard Blunt	For
Councillor Morgan Burke	For
Councillor Rachel Canny	For
Councillor Doug Cooper	For
Councillor David Everitt	For
Councillor John Geary	Abstain
Councillor Peter Moulton	Abstain
Councillor Carol Sewell	For
Councillor Jenny Simmons	For
Councillor Nigel Smith	Abstain
Carried	

15. 22/01366/OUT: ERECTION OF FIVE NO.THREE BEDROOM DWELLINGS (OUTLINE - ACCESS AND LAYOUT INCLUDED)

The Senior Planning Officer presented the report to Members.

Mr P Rowland, agent, addressed the Committee. He confirmed that he had worked closely with officers in the pre-application stage and that no objections had been received from the statutory consultees. As there was no material planning reasons to refuse this application he urged Members to permit it in accordance with officers recommendations.

Councillor T Gillard, Ward Member, addressed the Committee. Speaking with many years of local knowledge he felt that if approved the proposal would have a detrimental impact on the area due to an increase in traffic on an already congested road, flood risk in an area already suffering due to drainage issues and wildlife on the site. He also shared concerns with the removal of part of the boundary wall which is a historic part of the area. A number of policies were raised as grounds for the Committee to refuse the application and Members were urged to do so.

Following a discussion on the historical wall on the site, Members were informed that the wall was not protected and could be taken down at any point. This applicant intended to retain most of the wall and reuse the material that was removed.

Chairman's initials

In determining the application Members discussed the flood risks, the current untidy state of the site and the traffic impact. Members felt that two-storey dwellings would not be acceptable on rear part of the site as it would be out of character for the area and overbearing, the applicant was urged to bear that in mind at reserved matters stage. Officers suggested that a note be added to the permission should it be granted for a suggested scheme of development in relation to what would be acceptable.

The officer's recommendation was moved by Councillor R Canny and seconded by Councillor R Boam.

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 in accordance with the officer's recommendation (Motion)	
Councillor Russell Boam	For
Councillor Dave Bigby	Abstain
Councillor Richard Blunt	For
Councillor Morgan Burke	For
Councillor Rachel Canny	For
Councillor Doug Cooper	Abstain
Councillor David Everitt	Against
Councillor Peter Moulton	Against
Councillor Carol Sewell	Against
Councillor Jenny Simmons	For
Councillor Nigel Smith	Against
Carried	

The meeting commenced at 6.00 pm

The Chairman closed the meeting at 7.45 pm