

MINUTES of a meeting of the PLANNING Committee held in the Council Chamber, Council Offices, Coalville on TUESDAY, 3 July 2018

Present: Councillor N Smith (Chairman)

Councillors R Adams, R Ashman, R Boam, D Harrison, J Hoult (Substitute for Councillor G Jones), J Legrys and M Specht

In Attendance: Councillors R Johnson and T J Pendleton

Officers: Mr C Elston, Mr J Knightley, Mr J Mattley, Mr A Mellor, Mrs M Meredith and Mr B Standing

### **1. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors J Bridges, R Canny, J G Coxon and G Jones.

### **2. DECLARATION OF INTERESTS**

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

Councillor R Adams declared that although he had campaigned against the original application relating to item A1, application number 18/00705/VCUM but had an open mind.

Members declared that they had been lobbied without influence in respect of various applications as follows:

Item A1, application number 18/00705/VCUM  
Councillors R Ashman, R Boam, D Harrison, J Legrys, M Specht

Item A2, application number 18/00567/FUL  
Councillors J Legrys, M Specht

Item A3, application number 18/00627/FUL  
Councillors R Adams, J Legrys

### **3. MINUTES**

Consideration was given to the minutes of the meeting held on 9 May 2018.

It was moved by Councillor M Specht, seconded by Councillor D Harrison and

RESOLVED THAT:

The minutes of the meeting held on 9 May 2018 be approved and signed by the Chairman as a correct record.

### **4. PLANNING APPLICATIONS AND OTHER MATTERS**

Consideration was given to the report of the Strategic Director of Place, as amended by the update sheet circulated at the meeting.

Chairman's initials

**5. A1**  
**18/00705/VCUM: ERECTION OF 166 DWELLINGS WITH ASSOCIATED PUBLIC OPEN SPACE, INFRASTRUCTURE AND NATIONAL FOREST PLANTING APPROVED UNDER RESERVED MATTERS APPROVAL 17/01326/REMM (OUTLINE PLANNING PERMISSION 17/00433/VCUM) WITHOUT COMPLYING WITH CONDITION NOS. 2, 3 AND 8 SO AS TO ALLOW FOR A REVISED SCHEME OF LANDSCAPING AND RETAINED TREES**

Land Off Greenhill Road Coalville Leicestershire

Officer's Recommendation: Permit subject to S106 agreement

The Principal Planning Officer presented the report to members.

Councillor M B Wyatt, ward member, addressed the meeting, expressing concerns on behalf of residents regarding the breach of conditions and the lack of respect shown for residents by the developer.

Ms J Tebbatt, objector, addressed the meeting. She expressed concerns regarding the cutting down of the trees causing a loss of amenity to residents and overlooking. She also expressed concerns regarding amendments to the proposals which were not referenced in the variation application. She sought a commitment from the developer to retain the 4m wide buffer of feathered tree planting.

Ms A Gilliver, applicant, addressed the meeting. She explained that the application for a variation arose from the removal of the trees which was necessary to facilitate the drainage treatment. She acknowledged that this had not been undertaken in the correct manner and she apologised for this. She outlined the additional tree planting that would be undertaken across the site.

In determining the application, members had regard to the enforcement action that could be taken if conditions were not adhered to.

It was moved by Councillor J Legrys, seconded by Councillor D Harrison and

RESOLVED THAT:

- a) Subject to a condition relating to the implementation of the proposed tree planting buffer to the western boundary, the application be permitted in accordance with the recommendation of the Strategic Director of Place.
- b) The wording of the condition be delegated to the Strategic Director of Place.

**6. A2**  
**18/00567/FUL: ERECTION OF TWO SINGLE STOREY DWELLINGS**  
 Land To The South Of Peters Close Tonge Derby

Officer's Recommendation: Refuse

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

Ms R Mulvany, applicant, addressed the meeting. She highlighted the Council's obligation to provide plots for self-builders, the innovative nature of the design and the original advice received from the highways authority regarding the access.

In determining the application, members had regard to the number of objections from residents to the proposals, the uniqueness of the proposals, the fact that the site was

Chairman's signature

outside the limits to development, the objection from the Highways Authority and the proposed design. They also had regard to the advice of the Legal Advisor regarding the significant weight that should be afforded to the local plan and the current 5 year housing land supply.

A recorded vote was requested by Councillor M Specht, and the voting was as follows:

<b>Motion to refuse the application in accordance with the officer's recommendation (Motion)</b>	
Councillor Ron Adams	For
Councillor Robert Ashman	For
Councillor Russell Boam	For
Councillor Dan Harrison	For
Councillor Jim Hault	For
Councillor John Legrys	For
Councillor Nigel Smith	For
Councillor Michael Specht	Against
<b>Carried</b>	

The motion was declared CARRIED and it was therefore

RESOLVED THAT:

The application be refused in accordance with the recommendation of the Strategic Director of Place.

The meeting was adjourned at 7.30pm and reconvened at 7.40pm.

7.

**A3**

**18/00627/FUL: CHANGE OF USE OF TWO GARAGES WITHIN THE BLOCK OF THREE GARAGES TO CREATE AN ADMINISTRATIVE OFFICE IN SUPPORT OF THE OCCUPANCY OF NOS. 7-11 PRIVATE ROAD (ODD NUMBERS INCLUSIVE) ALONG WITH EXTERNAL ALTERATIONS**

Private Road Standard Hill Coalville Leicestershire

Officer's Recommendation: Permit

The Planning Officer presented the report to members.

Councillor J Geary, ward member, addressed the meeting. He expressed concerns regarding the lack of a turning head, the vehicle activated sign which had not yet been provided, and previous conditions which had not been met relating to parking spaces. He referred to a recent care home application which was refused due to lack of parking provision.

Mr J Church, applicant's agent, addressed the meeting. He outlined the current use of the facility by staff and residents and explained that it was considered adequate parking provision would be available as the service users did not drive and a significant proportion of staff lived locally and did not use a motor vehicle. He added that he was unaware of any failure to comply with previously imposed conditions and if this could be substantiated he would draw it to the applicant's attention for immediate action.

In determining the application, members had regard to advice from the Planning Officer regarding the possible conditions which could be imposed, and the fact that the current use of the dwellings adjoining the garage did not require any form of planning permission.

Chairman's signature

It was moved by Councillor R Ashman that the application be permitted subject to an additional condition relating to parking provision. The motion was seconded by Councillor R Boam.

A recorded vote was requested by Councillor R Adams and the voting was as follows:

<b>Motion to permit the application in accordance with the officer's recommendation (Motion)</b>	
Councillor Ron Adams	Against
Councillor Robert Ashman	For
Councillor Russell Boam	For
Councillor Dan Harrison	For
Councillor Jim Hault	For
Councillor John Legrys	Against
Councillor Nigel Smith	For
Councillor Michael Specht	For
<b>Carried</b>	

The motion was declared CARRIED and it was therefore

RESOLVED THAT:

- a) Subject to a condition relating to car parking, the application be permitted in accordance with the recommendation of the Strategic Director of Place.
- b) The wording of the condition be delegated to the Strategic Director of Place.

**8. A4**  
**17/01342/FUL: NEW AGRICULTURAL ACCESS**  
 Land At Worthington Lane Breedon On The Hill

Officer's Recommendation: Permit

The Senior Planning Officer presented the report to members.

Mr R Morris, Parish Councillor, addressed the meeting, expressing concerns regarding the unsuitability of the location for a field access, the intended future use of the site, the letters of support from residents outside of the parish and the non-conformity with planning policy.

Mr A Large, applicant, addressed the meeting, highlighting the issues with the existing access and a recently approved application immediately opposite the site which was permitted by officers under delegated powers. He clarified that the letters of support were from village residents.

In determining the application, members had regard to the advice of the Planning and Development Team Manager regarding the possibility of future residential development and the lack of objections from the Highways Authority.

It was moved by Councillor J Hault, seconded by Councillor R Adams and

RESOLVED THAT:

The application be permitted in accordance with the recommendation of the Strategic Director of Place.

Chairman's signature

9. **A5**  
**18/00054/FUL: CONVERSION OF BLOCK OF GARAGES TO FORM ONE TWO BEDROOM DWELLING.**  
7 Elder Lane Griffydham Coalville Leicestershire LE67 8HD

Officer's Recommendation: Permit

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

Mr A Large, agent, addressed the meeting highlighting the work which had been undertaken with the case officer to improve the access situation.

It was moved by Councillor J Legrys, seconded by Councillor J Hoult and

RESOLVED THAT:

The application be permitted in accordance with the recommendation of the Strategic Director of Place.

The meeting commenced at 6.30 pm

The Chairman closed the meeting at 8.25 pm