

MINUTES of a meeting of the PLANNING Committee held in the Council Chamber, Council Offices, Coalville on TUESDAY, 8 January 2019

Present: Councillor N Smith (Chairman)

Councillors R Adams, R Ashman, R Boam, R Canny, J G Coxon, D Harrison, G Jones, J Legrys and M Specht

In Attendance: Councillors J Geary, R Johnson, S McKendrick and T J Pendleton

Officers: Mrs S Grant, Miss E Mattley, Mr J Mattley, Mr A Mellor and Mrs M Meredith

43. APOLOGIES FOR ABSENCE

There were no apologies for absence received.

44. DECLARATION OF INTERESTS

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

Councillors J G Coxon and G Jones declared a non pecuniary interest in item A1, application number 18/01973/FULM as members of Ashby de la Zouch Town Council.

Councillor J Legrys declared a non pecuniary interest in item A2, application number 18/01599/OUTM having been lobbied without influence and having attended a parish council meeting where this item had been discussed.

Councillor R Adams declared that he had been lobbied without influence in respect of item A2, application number 18/01599/OUTM.

Councillor N Smith declared a non pecuniary interest in item A3, application number 18/02002/FUL as the ward member. He would leave the meeting during consideration of the item.

45. MINUTES

Consideration was given to the minutes of the meeting held on 4 December 2018.

It was moved by Councillor D Harrison, seconded by Councillor R Adams and

RESOLVED THAT:

The minutes of the meeting held on 4 December 2018 be approved and signed by the Chairman as a correct record.

46. PLANNING APPLICATIONS AND OTHER MATTERS

Consideration was given to the report of the Planning and Development Team Manager, as amended by the update sheet circulated at the meeting.

47. 18/01973/FULM: ERECTION OF 25 NO. DWELLINGS AND ASSOCIATED INFRASTRUCTURE

The Senior Planning Officer presented the report to members, and explained that an additional letter of representation had been received since the update sheet had been printed which set out objections on the basis of increased density, the fact that the proposals represented a new application and that some of the original assessments

Chairman's initials

required updating. She advised that no new material objections had been raised in this letter.

Mr M McCrea, objector, addressed the meeting. He expressed concerns regarding the percentage increase in the number of dwellings, the various modifications to the layout of the site, traffic, flooding and sewage capacities, the impact of additional traffic on Butt Lane, and the fact that conditions imposed by the planning inspector who permitted the original application on appeal had not been observed.

Mr I Pickering, applicant's agent, addressed the meeting. He explained that the revised proposals entirely fit within original boundary of site and the aim was to improve the housing mix on the site. He added that the required infrastructure had been put in place in order to avoid any flooding issues.

Cllr S McKendrick, ward member, addressed the meeting. She expressed concerns regarding the intensification of the development, the fact that site was now outside the limits to development, vehicle movements on and off site, the impact upon Butt Lane, highways concerns expressed by local residents, local reports of flooding and the adequacy of drainage. She emphasised the need ensure conditions were clear and detailed to ensure adequate public transport provision, sufficient wheel cleaning, the development of a construction vehicle movement scheme, an adequate drainage scheme and consideration of some traffic control measures.

In determining the application, members had regard to the proposed conditions to be imposed should permission be granted, the impact on the density of the site, the fact that the site was now outside the limits to development, the proximity and coalescence of Woodville, the planning inspector's comments when permitting the original application at appeal, the improved housing mix, whether there was any loss of the area of separation and the possibility to extend provision at Blackfordby school.

Councillor N Smith emphasised that any future extension to the school should be in keeping with the existing building.

The officer's recommendation was moved by Councillor M Specht and seconded by Councillor G Jones.

The Chairman then put the motion to the vote. A recorded vote being required, the voting was as follows:

Permit the application (Motion)	
Councillor Ron Adams	Against
Councillor Robert Ashman	For
Councillor Russell Boam	For
Councillor Rachel Canny	For
Councillor John Coxon	Against
Councillor Dan Harrison	For
Councillor Geraint Jones	For
Councillor John Legrys	Against
Councillor Nigel Smith	For
Councillor Michael Specht	For
Carried	

RESOLVED THAT:

The application be permitted in accordance with recommendation of the Planning and Development Team Manager.

Chairman's initials

48. 18/01599/OUTM: ERECTION OF 9 DWELLINGS INCLUDING ASSOCIATED ACCESS AND PARKING ARRANGEMENTS (OUTLINE - MEANS OF ACCESS AND LAYOUT FOR APPROVAL)

The Planning and Development Team Manager referred members to the update sheet and clarified that the comments had been received from Hugglescote and Donington le Heath Parish Council.

The Senior Planning Officer presented the report to members.

Councillor R Johnson, ward member, addressed the meeting. He expressed concerns regarding safe access and egress, the fact that the application site was now in a conservation area, the width of the access and the negative impact on the character of the conservation area.

In determining the application, members had regard to the concerns regarding the width of the access, landscaping matters, the possible options relating to bin collection, and the fact that should the conditions not be met, any subsequent variation application would be subject to full consultation with the ward member and the parish council, and there was the opportunity for the application to be reported back to the Planning Committee if deemed necessary.

The officer's recommendation was moved by Councillor J G Coxon and seconded by Councillor G Jones, with the inclusion of a note to the applicant in respect of the proposed kerb edging on the private drive.

The Chairman then put the motion to the vote. A recorded vote being required, the voting was as follows:

Motion to permit the application (Motion)	
Councillor Ron Adams	Against
Councillor Robert Ashman	For
Councillor Russell Boam	For
Councillor Rachel Canny	Against
Councillor John Coxon	For
Councillor Dan Harrison	For
Councillor Geraint Jones	For
Councillor John Legrys	Against
Councillor Nigel Smith	For
Councillor Michael Specht	For
Carried	

RESOLVED THAT:

The application be permitted in accordance with recommendation of the Planning and Development Team Manager subject to a note to the applicant in respect of the proposed kerb edging on the private drive.

49. 18/02002/FUL: CONVERSION AND EXTENSION OF EXISTING BUILDING TO ONE RESIDENTIAL DWELLING

Being the ward member whose ward was affected by the application, Councillor N Smith left the meeting prior to consideration of this item and took no further part in the meeting.

Councillor R Ashman took the chair.

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

Chairman's initials

Mr A Large, applicant's agent, addressed the meeting. He highlighted that the site was within the limits to development in a sustainable village and a new use of the building was required to ensure its future use. He added that there were no objections from statutory consultees and he asked members to follow the officer's recommendation.

In determining the application, members had regard to the current condition of the site, visibility splays at the junction and the options and implications of the removal of permitted development rights.

Subject to the removal of permitted developments rights, the officer's recommendation was moved by Councillor J Legrys and seconded by Councillor R Adams.

The Chairman then put the motion to the vote. A recorded vote being required, the voting was as follows:

Motion to permit the application (Motion)	
Councillor Ron Adams	For
Councillor Robert Ashman	For
Councillor Russell Boam	For
Councillor Rachel Canny	For
Councillor John Coxon	For
Councillor Dan Harrison	For
Councillor Geraint Jones	For
Councillor John Legrys	For
Councillor Nigel Smith	Conflict Of Interests
Councillor Michael Specht	For
Carried	

RESOLVED THAT:

The application be permitted in accordance with recommendation of the Planning and Development Team Manager subject to a Section 106 Agreement and the removal of permitted development rights.

The meeting commenced at 6.30 pm

The Chairman closed the meeting at 7.58 pm

Chairman's signature