

MINUTES of a meeting of the PLANNING Committee held in the Council Chamber, Council Offices, Coalville on TUESDAY, 12 March 2019

Present: Councillor N Smith (Chairman)

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

In Attendance: Councillors T J Pendleton J Geary and R Johnson

Officers: Mr C Elston, Mr J Knightley, Mrs M Meredith and Mrs S Grant

55. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors R Canny and D Harrison.

56. DECLARATION OF INTERESTS

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

Councillors R Adams, J Legrys and M B Wyatt declared that they had been lobbied without influence in respect of items A1 and A2, application numbers 18/00375/REMM and 18/01466/FUL.

57. MINUTES

Consideration was given to the minutes of the meeting held on 12 February 2019.

It was moved by Councillor N Smith, seconded by Councillor R Adams and

RESOLVED THAT:

The minutes of the meeting held on 12 February 2019 be approved and signed by the Chairman as a correct record.

58. 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.

**59. A1
18/00375/REMM: ERECTION OF 360 DWELLINGS, ASSOCIATED INFRASTRUCTURE
AND LANDSCAPING (RESERVED MATTERS TO OUTLINE PLANNING PERMISSION
REF. 13/00956/OUTM)**

Land North Of Grange Road Hugglescote Coalville Leicestershire LE67 2BQ

Officer's Recommendation: PERMIT

The Principal Planning Officer presented the report to members.

Ms H Bareford, applicant, addressed the meeting. She outlined the benefits of the proposals and the amendments to the layout which had been made in response to comments from residents and consultees. She highlighted that there were no technical objections to the proposals which she considered represented attractive, inclusive and sustainable development.

Chairman's initials

Councillor R Johnson, ward member, addressed the meeting. He expressed concerns regarding the view of the local community and the Local Plan being ignored, healthcare contributions, education provision, the lack of mitigation for highway safety, the lack of planned infrastructure improvements, construction management plan, air quality management and the housing mix, in particular the low number of bungalows and lack of starter homes. He welcomed the proposed piece of artwork and suggested it could be used to remember the victims of the Whitwick mine disaster at the site.

The Principal Planning Officer advised that new schools were proposed to both the south and north of Grange Road as part of the wider site and that of another scheme. He explained that there was a healthcare contribution as set out in the report which was available to the CCG to call upon to direct towards upgrading GP surgeries; however this was a matter for the CCG. He advised that the housing mix was one of a number of factors which needed to be taken into account; however it was not a reason to refuse an application at the reserved matters stage.

The Interim Head of Planning and Infrastructure added that the developer had been in contact to advise that a meeting had been set up with representatives of the health centre to agree potential terms for the transfer of a piece of land to the surgery.

In determining the application, members had regard to the housing mix, the intended conditions in respect of the safeguarded land, the healthcare and education contributions already secured and the fact that the outline permission had been granted prior to the adoption of the Local Plan. Some members expressed concerns regarding the lack of affordable housing and were advised that the level of affordable housing had been fixed at the outline permission stage and could not now be altered.

The officer's recommendation was moved by Councillor R Ashman 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 in accordance with the officer's recommendation (Motion)	
Councillor Nigel Smith	For
Councillor Robert Ashman	For
Councillor Ron Adams	Abstain
Councillor Russell Boam	For
Councillor John Coxon	Abstain
Councillor Geraint Jones	For
Councillor John Legrys	Against
Councillor Michael Specht	For
Councillor Jim Hault	For
Councillor Michael Wyatt	Against
Carried	

RESOLVED THAT:

The application be permitted in accordance with the recommendation of the Interim Head of Planning and Infrastructure.

Councillor R Adams left the meeting at 7.17pm.

Chairman's initials

60. 18/01466/FUL: CHANGE OF USE FROM A4 TO A MIXED USE OF C1 (BED AND BREAKFAST) AND A3 (RESTAURANT), ERECTION OF TWO STOREY SIDE AND REAR EXTENSION AND ALTERATIONS TO CAR PARKING ARRANGEMENTS

The Interim Head of Planning and Infrastructure presented the report to members.

Councillor J Geary, ward member, addressed the meeting. He expressed concerns that the parking provision was not sufficient and questioned the number of parking spaces suggested by the Highway Authority. He also expressed concerns regarding the rights of access over the land, flooding, drainage and lighting issues.

It was clarified that the land to the rear had not previously been maintained and the legal owner of the land had only recently been determined.

The Interim Head of Planning and Infrastructure advised that it was recognised that there was a shortfall in parking provision at this site, however in urban areas the full amount set out in the design guide was not always required and the County Highway Authority had raised no objections.

In determining the application, members had regard to the issues regarding lighting, drainage and maintenance of the land, and the potential impact of displaced parking on the local community.

It was moved by Councillor G Jones that the application be permitted subject to additional conditions to ensure that the entire parking area, including the access road, be resurfaced and maintained by the land owner, that the site was adequately lit and that the site was properly drained. The motion was seconded by Councillor J Legrys.

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

Permit the application subject to additional conditions (Motion)	
Councillor Nigel Smith	For
Councillor Robert Ashman	For
Councillor Ron Adams	No vote recorded
Councillor Russell Boam	For
Councillor John Coxon	For
Councillor Geraint Jones	For
Councillor John Legrys	For
Councillor Michael Specht	For
Councillor Jim Hault	For
Councillor Michael Wyatt	Against
Carried	

RESOLVED THAT:

The application be permitted subject to conditions regarding surfacing, maintenance, drainage and lighting. The wording of the conditions to be delegated to the Interim Head of Planning and Infrastructure.

The meeting commenced at 6.30 pm

The Chairman closed the meeting at 7.37 pm

Chairman's signature