

MINUTES of a meeting of the PLANNING Committee held in the Council Chamber, Council Offices, Coalville on WEDNESDAY, 17 April 2019

Present: Councillor N Smith (Chairman)

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

In Attendance: Councillors T Eynon, R Johnson and T J Pendleton

Officers: Mr C Elston, Mrs S Grant, Mr J Mattley, Mr A Mellor and Mrs M Meredith

61. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors R Canny and V Richichi.

62. DECLARATION OF INTERESTS

Councillor J Legrys declared that he had been lobbied without influence in respect of item A1, application number 18/00790/FUL. He also declared that he was a member of the Co-operative party, although they were not the applicant in this case.

63. MINUTES

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

It was moved by Councillor J Legrys, seconded by Councillor G Jones and

RESOLVED THAT:

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

64. 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.

65. A1

18/00790/FUL: PROPOSED ERECTION OF A CONVENIENCE STORE ALONG WITH ASSOCIATED VEHICULAR ACCESS, SERVICING YARD, OFF STREET PARKING AND LANDSCAPING

Oaktree Corner Ashburton Road Hugglescote Coalville Leicestershire LE67 2HE

Officer's Recommendation: PERMIT

The Senior Planning Officer presented the report to members.

Mr S Palmer, parish councillor, addressed the meeting. He stated that the Parish Council supported the proposals and felt that the convenience store would be a great asset to the community, however the concerns about the impact on the quality of life of nearby residents had been noted. He added that the Co-operative had agreed that delivery drivers would turn off their reversing alarms and the lighting would be switched off when the store was closed. He requested conditions relating to these two issues be applied to the application.

Chairman's initials

Mr B Mullin, applicant's agent, addressed the meeting. He stated that the proposals were compliant with the development plan and would provide a community facility. He added that there would be no adverse impacts on heritage, neighbour amenity or highway safety and there were no objections from statutory consultees.

Councillor T Eynon, Ward Member, addressed the meeting. She referred to her discussions with local residents and the general sense that the convenience store would be of great benefit to the local community, allowing many to increase their independence. She also felt the proposals were a good use of a brownfield site. She acknowledged the concerns raised regarding highway safety, and commended the negotiations between the Parish Council, the County Council and the applicant who had worked hard to resolve the issues identified. She drew members' attention to the parking provision and highlighted the existing issues with parking around the school. She suggested that the Co-operative could be instructed to work with the school to ensure the parking spaces at the store were used as efficiently as possible and kept free for customers.

In determining the application, members had regard to the concerns raised around parking provision, the benefits of the proposals to the local community and the conditions requested by the Parish Council, in particular the legal position in respect of the use of reversing alarms.

The officer's recommendation was moved by Councillor J Legrys 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:

| Motion to permit the application in accordance with the officer's recommendation (Motion) | |
|--|-----|
| Councillor Nigel Smith | For |
| Councillor Robert Ashman | For |
| Councillor Ron Adams | For |
| Councillor John Coxon | For |
| Councillor Dan Harrison | For |
| Councillor Geraint Jones | For |
| Councillor John Legrys | For |
| Councillor Michael Specht | For |
| Councillor Jim Hault | For |
| Carried | |

It was therefore:

RESOLVED THAT:

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

Chairman's initials

**66. A2
19/00105/OUT: ERECTION OF THREE DWELLINGS WITH ASSOCIATED VEHICULAR
ACCESSES AND OFF STREET PARKING (OUTLINE - MEANS OF ACCESS AND
LAYOUT FOR APPROVAL)**

2 Newton Road Heather Coalville Leicestershire LE67 2RD

Officer's Recommendation: PERMIT

The Senior Planning Officer presented the report to members.

Mr A Large, applicant's agent, addressed the meeting. He referred to the extensive consultation which had been undertaken and stated that the scheme was attractive and sympathetic to the existing street scene.

In determining the application, members had regard to advice regarding the approach taken when awaiting comments from statutory consultees. The Chairman requested that the application be determined by the Planning Committee if there were strong objections from the archaeologist.

The officer's recommendation was moved by Councillor R Ashman and seconded by Councillor J Hault.

A recorded vote being required, the voting was as follows:

| Motion to permit the application in accordance with the officer's recommendation (Motion) | |
|--|---------|
| Councillor Nigel Smith | For |
| Councillor Robert Ashman | For |
| Councillor Ron Adams | For |
| Councillor John Coxon | For |
| Councillor Dan Harrison | For |
| Councillor Geraint Jones | For |
| Councillor John Legrys | For |
| Councillor Michael Specht | Abstain |
| Councillor Jim Hault | For |
| Carried | |

It was therefore:

RESOLVED THAT:

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

Chairman's initials

67. A3
19/00104/OUT: ERECTION OF TWO DWELLINGS WITH ASSOCIATED VEHICULAR ACCESS AND OFF STREET PARKING (OUTLINE - MEANS OF ACCESS AND LAYOUT FOR APPROVAL)

2 Newton Road Heather Coalville Leicestershire LE67 2RD

Officer's Recommendation: PERMIT

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

The officer's recommendation was moved by Councillor J G Coxon and seconded by Councillor R Ashman.

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

| Motion to permit the application in accordance with the officer's recommendation (Motion) | |
|--|-----|
| Councillor Nigel Smith | For |
| Councillor Robert Ashman | For |
| Councillor Ron Adams | For |
| Councillor John Coxon | For |
| Councillor Dan Harrison | For |
| Councillor Geraint Jones | For |
| Councillor John Legrys | For |
| Councillor Michael Specht | For |
| Councillor Jim Hault | For |
| Carried | |

It was therefore:

RESOLVED THAT:

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

68. A4
18/01927/FULM: DEMOLITION OF EXISTING BARN AND ERECTION OF A GRAIN STORE, GENERAL PURPOSE BUILDING AND TWO CATTLE SHEDS AND FORMATION OF ACCESS TRACK

Elms Farm Stordon Lane Osgathorpe Coalville Leicestershire LE67 8US

Officer's Recommendation: PERMIT subject to S106 Agreement

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

Mr A Large, the applicant's agent, addressed the meeting. He stated that he had worked closely with officers to site in a sympathetic manner to minimise impacts. He asked members to follow the officer's recommendation.

In response to a question from Councillor G Jones, it was clarified that purpose of the Section 106 agreement was to ensure the development of the new farm and the conversion scheme on the existing farm happened in a timely manner to prevent there being two agricultural farms.

Chairman's initials

The officer's recommendation was moved by Councillor J Houlton and seconded by Councillor R Ashman.

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

| Motion to permit the application in accordance with the officer's recommendation (Motion) | |
|--|-----|
| Councillor Nigel Smith | For |
| Councillor Robert Ashman | For |
| Councillor Ron Adams | For |
| Councillor John Coxon | For |
| Councillor Dan Harrison | For |
| Councillor Geraint Jones | For |
| Councillor John Legrys | For |
| Councillor Michael Specht | For |
| Councillor Jim Houlton | For |
| Carried | |

It was therefore:

RESOLVED THAT:

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

The meeting commenced at 6.30 pm

The Chairman closed the meeting at 7.29 pm