

MINUTES of a meeting of the PLANNING Committee held in the Council Chamber, Council Offices, Coalville on TUESDAY, 4 June 2019

Present: Councillor N Smith (Chairman)

Councillors R Boam, A J Bridgen, R Canny, J Clarke, D Everitt, J Hoult, D Harrison, J Legrys and R Johnson (Substitute for Councillor D E J Tebbutt)

In Attendance: Councillors J Geary D E J Tebbutt

Officers: Mr C Elston, Miss S Odedra, Mr J Mattley, Mrs M Meredith and Mr J Knightley

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors D Tebbutt and M B Wyatt.

2. DECLARATION OF INTERESTS

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

Councillor J Legrys declared that he had been lobbied without influence in respect of items A1, A2 and A3, application numbers 17/01802/OUTM, 19/00017/FUL and 19/00572/OUT. He also declared a non-pecuniary interest in item A2, application number 19/00017/FUL as he lived close to the site.

3. MINUTES

Consideration was given to the minutes of the meeting held on 17 April 2019.

It was moved by Councillor J Legrys, seconded by Councillor N Smith and

RESOLVED THAT:

The minutes of the meeting held on 17 April 2019 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 Head of Planning and Infrastructure, as amended by the update sheet circulated at the meeting.

5. A1

17/01802/OUTM: RESIDENTIAL DEVELOPMENT FOR UP TO 30 DWELLINGS INCLUDING OPEN SPACE, LANDSCAPING, AND HIGHWAYS AND DRAINAGE INFRASTRUCTURE (OUTLINE - ALL MATTERS OTHER THAN PART ACCESS RESERVED)

Land To The East Of Forest Road Coalville Leicestershire

Officer's Recommendation: PERMIT subject to S106 Agreement

The Principal Planning Officer presented the report to members.

Ms M Stacey, applicant's agent, addressed the meeting, highlighting the benefits of the scheme and the lack of objections to the proposals.

Chairman's initials

Councillor R Johnson, ward member, addressed the meeting, expressing concerns regarding the timing of the application, the viability assessment and the play area provision.

In determining the application, members had regard to the obligations around provision of play areas, the affordable housing allocation and the housing mix.

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

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

Permit as per officer's recommendation (Motion)	
Councillor Nigel Smith	For
Councillor Russell Boam	For
Councillor Alexander Bridgen	For
Councillor Rachel Canny	For
Councillor John Clarke	For
Councillor David Everitt	For
Councillor Jim Hault	For
Councillor Dan Harrison	For
Councillor John Legrys	Against
Councillor Russell Johnson	Conflict Of Interests
Carried	

RESOLVED THAT:

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

**6. A2
19/00017/FUL: CHANGE OF USE OF A1 (SHOPS) USE TO AN A5 (HOT FOOD TAKEAWAY) USE**

119 Belvoir Road Coalville Leicestershire LE67 3PH

Officer's Recommendation: PERMIT

The Principal Planning Officer presented the report to members.

Mr K Davis, objector, addressed the meeting expressing concerns regarding noise nuisance, parking concerns, the clustering of takeaways in a residential area, the opening hours and fire safety of the bedroom above the kitchen area.

Mr A Statham, applicant's agent, addressed the meeting, highlighting the lack of objection from statutory consultees.

Councillor J Geary, ward member, addressed the meeting. He expressed concerns regarding the adequacy of the noise insulation and fire risk insulation, and the checks that would be made following completion of the works. He noted that the extractor unit had already been fitted and had been cemented to the wall which would cause vibration in the wall. He also expressed concerns regarding parking provision and the impact on highway safety. He requested that members defer the application so that assurances could be provided to members regarding the safety of the proposals.

The Head of Planning and Infrastructure advised members that the requirements relating to noise and fire insulation would be subject to Buildings Regulations approval and the

Chairman's initials

applicant would be required to have a risk assessment completed and consult with the fire authority.

In determining the application, members had regard to the comments made by the objector, the ward member, council's officers, the quality of the drawings submitted by the applicant and the concerns raised regarding noise nuisance and fire safety.

It was moved by Councillor N Smith and seconded by Councillor J Legrys that the application be deferred to enable members to visit the site and to seek comments from the fire authority.

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

Defer the application (Motion)	
Councillor Nigel Smith	For
Councillor Russell Boam	For
Councillor Alexander Bridgen	For
Councillor Rachel Canny	For
Councillor John Clarke	For
Councillor David Everitt	For
Councillor Jim Houl	For
Councillor Dan Harrison	For
Councillor John Legrys	For
Councillor Russell Johnson	For
Carried	

RESOLVED THAT:

The application be deferred to enable members to visit the site and to seek comments from the fire authority.

7. A3
19/00572/OUT: ERECTION OF ONE DWELLING (OUTLINE - DETAILS OF ACCESS AND LAYOUT FOR APPROVAL)
 189 Main Street Thringstone Coalville Leicestershire LE67 8NE

Officer's Recommendation: PERMIT

The Planning Officer presented the report to members.

Mr A Large, applicant's agent, addressed the meeting, referring to the lack of objections from statutory consultees.

Councillor D Everitt, ward member, addressed the meeting. He welcomed the proposals and sought assurances that the application would be brought before the committee should any changes be made to the outline permission.

The Head of Planning and Infrastructure advised that if the reserved matters application proposed a two storey dwelling, it would be reported back to Planning Committee.

The officer's recommendation was moved by Councillor J Houl and seconded by Councillor J Legrys.

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

Chairman's initials

Officer's recommendation (Motion)	
Councillor Nigel Smith	For
Councillor Russell Boam	For
Councillor Alexander Bridgen	For
Councillor Rachel Canny	For
Councillor John Clarke	For
Councillor David Everitt	Conflict Of Interests
Councillor Jim Houlton	For
Councillor Dan Harrison	For
Councillor John Legrys	For
Councillor Russell Johnson	For
Carried	

RESOLVED THAT:

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

8. TO CONSIDER THE MAKING OF A TREE PRESERVATION ORDER (TPO) 177 GREENHILL ROAD, COALVILLE

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

In reaching a decision, members had regard to the potential size of the tree and the appropriateness of its location.

The officer's recommendation was moved by Councillor N Smith and seconded by Councillor J Houlton.

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

Officer's recommendation (Motion)	
Councillor Nigel Smith	For
Councillor Russell Boam	For
Councillor Alexander Bridgen	For
Councillor Rachel Canny	Against
Councillor John Clarke	Against
Councillor David Everitt	For
Councillor Jim Houlton	For
Councillor Dan Harrison	Against
Councillor John Legrys	Against
Councillor Russell Johnson	Against
Drawn	

As the voting was tied, the Chairman exercised his casting vote and the motion was declared CARRIED.

RESOLVED THAT:

The tree preservation order be confirmed.

The meeting commenced at 6.30 pm

The Chairman closed the meeting at 8.01 pm

Chairman's signature