

MINUTES of a meeting of the PLANNING Committee held in the Council Chamber, Council Offices, Coalville on TUESDAY, 7 January 2020

Present: Councillor N Smith (Chairman)

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

In Attendance: Councillors R Johnson, D Bigby and S Sheahan

Officers: Mr C Elston, Mr J Mattley, Miss S Odedra, Ms S Booth, Mrs C Hammond and Mr A Mellor

57. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors R Boam, R Johnson and M B Wyatt.

The Chairman advised that Councillor R Boam had undergone an operation at the weekend on his eye. The operation had been successful and Councillor R Boam was recovering well. It was agreed that a letter of best wishes be sent to Councillor R Boam on behalf of the Committee.

58. DECLARATION OF INTERESTS

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

Councillors D Harrison and J Hoult declared a non-pecuniary interest in item A2, application number 19/01256/FUL as members of Ashby Town Council Planning Committee.

Members declared that they had been lobbied without influence in respect of the following applications but had come to the meeting with an open mind:

Item A1, application number 19/00141/OUTM

Councillors A Bridgen, R Canny, J Clarke, D Everitt, J Geary & J Legrys.

Item A2, application number 19/01256/FUL

Councillor J Legrys.

59. MINUTES

Consideration was given to the minutes of the meeting held on 3 December 2019.

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

RESOLVED THAT:

The minutes of the meeting held on 3 December 2019 be approved and signed by the Chairman as a correct record.

Chairman's initials

60. 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.

61. A1

19/00141/OUTM: RESIDENTIAL DEVELOPMENT FOR UP TO 30 DWELLINGS (OUTLINE APPLICATION WITH DETAILS OF PART ACCESS)

67 Station Road Hugglescote Coalville Leicestershire LE67 2GB

Officer's Recommendation: PERMIT subject to S106 Agreement

The Interim Principal Planning Officer presented the report to members.

Mr M Miller, objector, addressed the committee highlighting the application did not make sense to the local community and should remain a green space. He advised that the area was an important archaeology site and other important sites in the area had already been lost to development. He expressed concerns over the additional traffic on the roads especially when an application for two houses on the site had previously been refused on highways grounds.

Mr A Large, agent, addressed the committee highlighting that the applicant had engaged with both residents and the Parish Council, that the officer's report made reference that the proposal included for bungalows and the application also included a footpath and areas for open space. He added that 50% or more of the development would be affordable homes, the site was inside the Limits to Development and there were no objections from statutory consultees.

Mr T Rose, flood-engineering consultant, addressed the committee highlighting that the drainage provision proposed would control the flow of water into the River Sence via a large attenuation pond that would be on site. He noted that the Lead Local Flood Authority had raised no objections to the application and that Severn Trent Water had put in infrastructure to mitigate against flooding and had ensured the system had sufficient capacity.

Councillor R Johnson, Ward Member, addressed the committee highlighting that the site in question had always flooded and, with the building of 30 dwellings pursuant to this application, there would be no soakaway, but adjoining existing properties would be affected. He drew attention to the sewerage system that was already overburdened, the site being a greenfield site not in the Local Plan, the parish council's un-adopted neighbourhood plan which seeks to retain the site as open space and that previous planning applications for the site had been refused on highways grounds. He added that the application was inappropriate and urged members to refuse.

In determining the application, many Members expressed deep concerns over the continual flooding in the area and that the sewer system could not cope with any further development in the village. They also expressed concerns over the access to site and that, again, the highways infrastructure in the area was already at capacity. The future management of the proposed SuDS scheme was also a concern. However, it was noted by some Members that there were no objections from any of the statutory consultees and that the flooding issues that had occurred previously had resulted from other developments and infrastructure was now in place.

A motion to permit the application in accordance with the officer's recommendation was moved by Councillor J Hoult and seconded by Councillor A Bridgen.

Chairman's initials

The Chairman put the motion to the vote. A recorded vote being required, the voting was as detailed below.

The motion was declared LOST.

A motion to refuse the application, on the grounds that it was contrary to policies Cc2 and Cc3, there were highways safety concerns, and that there was insufficient information surrounding the proposed management of the SuDS following completion of the development was moved by Councillor J Geary and seconded by Councillor J Legrys.

The Chairman put the motion to the vote. A recorded vote being required, the voting was as detailed below.

RESOLVED THAT:

The application be refused on the grounds that it was contrary to policies Cc2 and Cc3, there were highways safety concerns, and that there was insufficient information surrounding the proposed management of the SuDS following completion of the development.

The committee adjourned at 7.50pm and reconvened at 7.57pm.

Motion to permit the application in accordance with the officer's recommendation (Motion)	
Councillor Nigel Smith	For
Councillor Alexander Bridgen	Abstain
Councillor Rachel Canny	For
Councillor John Clarke	Against
Councillor David Everitt	Against
Councillor Dan Harrison	Against
Councillor Jim Hault	For
Councillor John Legrys	Against
Councillor John Geary	Against
Councillor Virge Richichi	Against
Rejected	
Motion to Refuse the application on the grounds that it was contrary to policies Cc2 and Cc3, there were highways safety concerns, and that there was insufficient information surrounding the proposed management of the SuDS following completion of the development (Motion)	
Councillor Nigel Smith	Against
Councillor Alexander Bridgen	Abstain
Councillor Rachel Canny	Against
Councillor John Clarke	For
Councillor David Everitt	For
Councillor Dan Harrison	For
Councillor Jim Hault	Against
Councillor John Legrys	For
Councillor John Geary	For
Councillor Virge Richichi	For
Carried	

Chairman's initials

62. A2
19/01256/FUL: CONSTRUCTION OF NEW CAR PARKING AREAS AND
RESURFACING OF EXISTING PARKING AREAS

Land At Ridgway Road Ashby De La Zouch Leicestershire

Officer's Recommendation: PERMIT

The Senior Planning Officer presented the report to Members.

Councillor D Bigby, Ward Member, addressed the committee highlighting that he welcomed the application as parking on the estate had become a contentious issue due to on road parking on both sides of the road, and therefore making it difficult for emergency vehicles to get through. He would have preferred a more imaginative redesign but urged that suitable tree planting was included and that he would like to know how the surface water drainage tanks would be managed. He noted the lack of electric car charging points and requested that some be installed to adhere to the Council's climate emergency declaration.

In determining the application, Members were in support of the application and acknowledged that there was no policy currently in place to ensure that car charging points were installed. However, a note to the applicant could be added to ensure that when the work on site was carried out the infrastructure be put in place to make installation of the charging points possible when required.

A motion to permit the application subject to an additional condition to install at least two car-charging points was moved by Councillor J Legrys and seconded by Councillor J Geary.

Members were advised by officers that such a condition would be unreasonable and would not meet the tests for conditions.

The Chairman put the motion to the vote. A recorded vote being required, the voting was as detailed below.

The motion was declared LOST.

A motion to permit the application in accordance with the officer's recommendation was moved by Councillor J Hoult and seconded by Councillor V Richichi.

The Chairman put the motion to the vote. A recorded vote being required, the voting was as detailed below.

RESOLVED THAT:

The application be permitted in accordance with the officer's recommendation.

Chairman's initials

Motion to permit the application in accordance with the officer's recommendation with an additional condition to include at least 2 car charging points (Motion)	
Councillor Nigel Smith	Against
Councillor Alexander Bridgen	Against
Councillor Rachel Canny	Against
Councillor John Clarke	For
Councillor David Everitt	For
Councillor Dan Harrison	Against
Councillor Jim Hault	Against
Councillor John Legrys	For
Councillor John Geary	For
Councillor Virge Richichi	Against
Rejected	
Motion to permit the application in accordance with the officer's recommendation (Motion)	
Councillor Nigel Smith	For
Councillor Alexander Bridgen	For
Councillor Rachel Canny	For
Councillor John Clarke	For
Councillor David Everitt	For
Councillor Dan Harrison	For
Councillor Jim Hault	For
Councillor John Legrys	For
Councillor John Geary	Abstain
Councillor Virge Richichi	For
Carried	

The meeting commenced at 6.30 pm

The Chairman closed the meeting at 8.18 pm

Chairman's initials