

MINUTES of a meeting of the PLANNING Committee held in the Council Chamber, Council Offices, Whitwick Road, Coalville on TUESDAY, 6 July 2021

Present: Councillor N Smith (Chairman)

Councillors R Boam, A J Bridgen, D Everitt, J Hoult, J Legrys, K Merrie MBE, R L Morris, E G C Allman (Substitute for Councillor S Gillard) and S Sheahan (Substitute for Councillor D Bigby)

In Attendance: Councillors R Ashman, R Johnson, J G Simmons and R Canny

Officers: Mr C Elston, Mrs C Hammond, Ms S Grant, Mr J Knightley, Miss E Mattley, Mr A Mellor and Mrs R Wallace

7. APOLOGIES FOR ABSENCE

Apologies were received from Councillors D Bigby, S Gillard and M Wyatt.

8. DECLARATION OF INTERESTS

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

Councillor K Merrie declared a non-pecuniary interest in item A2, application number 20/02030/REM as an elected member of Leicestershire County Council.

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 A2, application number 20/02030/REM

Councillors J Legrys and S Sheahan

9. MINUTES

Consideration was given to the minutes of the meeting held on 2 June 2021.

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

RESOLVED THAT:

The minutes of the meeting held on 2 June 2021 be approved and signed by the Chairman as a correct record.

10. 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.

11. A1

21/00028/VCI: VARIATION OF CONDITIONS 2, 3, 4, 6 AND 8 OF PLANNING PERMISSION 18/00413/FUL TO ALLOW FOR THE RETENTION OF AMENDMENTS TO THE APPEARANCE AND HEIGHT OF THE DWELLING ALONG WITH PROPOSALS FOR THE INSTALLATION OF RENDER TO THE DWELLING, PROVISION OF RAISED PATIO WITH ASSOCIATED SCREENING, AMENDMENTS TO FINISHED FLOOR AND GROUND LEVELS TO SUIT SITE TOPOGRAPHY, CONSTRUCTION OF A RAISED PLATFORM WITH STEPS AND RETAINING WALL AND AMENDMENTS TO BOUNDARY FENCING

Chairman's initials

210 Battram Road Ellistown Coalville LE67 1GB

Officer's Recommendation: PERMIT

The Principal Planning Officer presented the report to members.

Ms Van Rooyen objector, addressed the committee highlighting that, should members be minded to permit the application they should be absolutely sure that they understood what was being approved, that what was before them was acceptable and that the Council would ensure full enforcement of the conditions detailed in the permission. She outlined her concerns, which were the levels of the development, the position of the boundary fence and the construction of the retaining wall adjacent to her property. She hoped that the Council would get the wording of the conditions right so there was no room for interpretation

Councillor J Simmons, ward member, addressed the committee highlighting that she felt that the application should be refused as the level the patio was to be built at would lead to the intrusion of privacy to neighbouring properties and require a significant amount of permanent screening. She sought reassurance that, should the application be permitted, all the variations and relevant conditions would be enforced and completed to the requirements stipulated within them.

In determining the application, members sought reassurance that, due to the history on the site, regular monitoring of the development and compliance of the conditions would take place. It was also noted that a condition was to be included in relation to the screen however, the applicant could seek to vary that through a Section 73 application, which would be an 8 week application and subject to consultation, but providing the situation was the same, then the authority would not look to support such an application.

The recommendation to permit the application in accordance with the officer's recommendation was moved by Councillor J Hoult 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 permitted in accordance with the recommendation of the Head of Planning and Infrastructure.

Motion to permit the application in accordance with the recommendation of the Head of Planning and Infrastructure (Motion)	
Councillor Nigel Smith	For
Councillor Russell Boam	For
Councillor Alexander Bridgen	For
Councillor David Everitt	For
Councillor Jim Hoult	For
Councillor John Legrys	For
Councillor Keith Merrie MBE	For
Councillor Ray Morris	For
Councillor Elliott Allman	For
Councillor Sean Sheahan	For
Carried	

20/02030/REMM: ERECTION OF 164 DWELLINGS WITH ASSOCIATED CAR PARKING, SECONDARY ROADS AND INCIDENTAL LANDSCAPE PLANTING (RESERVED MATTERS TO OUTLINE PLANNING PERMISSION REF. 13/00956/OUTM)
 Grange Road Hugglescote Leicestershire LE67 2BT
Officer's Recommendation: PERMIT subject to S106 agreement

The Principal Planning Officer presented the report to members.

Ms G Doyle, agent, addressed the committee, highlighting that the site would include a wide range of house types and would include 13 affordable units in line with the S106 agreement. She noted that consideration had been given to the connectivity of the site before them to the wider South East Coalville Site and had been developed to fully accord with the outline permission along with all comments and issues raised addressed within the report.

Councillor R Johnson, ward member, addressed the committee highlighting, that he had worked with officers to address many issues including, the proposed access points along Grange Road where there was no footpath and, that the draft Hugglescote and Donington le Heath Neighbourhood plan would carry weight when considering the application before them. He expressed concerns over the lack of bungalows and starter homes on the site and that all the affordable housing were to be located on to the furthest part of the development and not integrated with the other mix of dwellings.

In determining the application, members expressed concerns around HGV traffic from developments breaching their S106 agreements, in relation to traffic routeing, by going through the surrounding villages and, the location of the social housing on the site was not acceptable as it was felt the units should be pepper potted around the site rather than clustered together.

It was noted by members that a note to applicant could be added to the conditions, highlighting the requirement to comply with the S106 agreement in terms of the traffic plan and the routes of the HGVs

The recommendation to permit the application in accordance with the officer's recommendation, subject to a note to the applicant being included in relation to compliance with the S106 traffic plan, was moved by Councillor J Hoult and seconded by Councillor R Boam.

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 recommendation of the Head of Planning and Infrastructure subject to a note to the applicant being included in relation to compliance with the S106 traffic plan.

Motion to permit the application in accordance with the recommendation of the Head of Planning and Infrastructure subject to a note to the applicant being included in relation to compliance with the S106 traffic plan (Motion)	
Councillor Nigel Smith	For
Councillor Russell Boam	For
Councillor Alexander Bridgen	For
Councillor David Everitt	Against
Councillor Jim Hoult	For
Councillor John Legrys	Against
Councillor Keith Merrie MBE	For
Councillor Ray Morris	For

Chairman's initials

Councillor Elliott Allman	For
Councillor Sean Sheahan	Against
Carried	

The meeting commenced at 6.00 pm

The Chairman closed the meeting at 7.02 pm