

MINUTES of a meeting of the PLANNING Committee held in the Forest Room, Stenson House, London Road, Coalville, LE67 3FN on TUESDAY, 3 September 2024

Present: Councillor R Boam (Chair)

Councillors R L Morris, C Beck (Substitute for Councillor D Bigby), R Canny, D Everitt, J Legrys, P Moulton, C A Sewell, J G Simmons, N Smith and M B Wyatt (Substitute for Councillor M Burke)

In Attendance: Councillor D Bigby

Officers: Mr C Elston, Mr D Jones, Mr S James, Mr A Mellor and Mrs R Wallace

17. APOLOGIES FOR ABSENCE

Apologies were received from Councillor D Bigby who was attending to speak as Ward Member, and Councillor M Burke.

18. DECLARATION OF INTERESTS

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 24/00240/FULM: Councillors C Beck, R Boam, R Canny, D Everitt, J Legrys, R Morris, P Moulton, C Sewell, J Simmons and N Smith.

19. MINUTES

Consideration was given to the minutes of the meeting held on 6 August 2024.

It was moved by Councillor J Legrys, seconded by Councillor J Simmons and

RESOLVED THAT:

The minutes of the meeting held on 6 August 2024 be approved and signed by the Chairman as a correct record.

20. 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.

21. A1 24/00240/FULM PARTIAL CONVERSION OF PART OF AGRICULTURAL BUILDING TO A MIXED USE FOR THE PURPOSE OF A WEDDING VENUE AND OTHER FUNCTIONS AND THE ERECTION OF 10 HOLIDAY UNITS

Hill Farm, Willesley Wood Side, Ashby De La Zouch

Officer's Recommendation: Approval subject to the completion of a S106 agreement and conditions

The Principal Planning Officer presented the report to Members.

Parish Councillor M Blair-Park, representing Ashby Town Council, addressed the Committee. He stated that the Town Council's main objections were highway safety due to the already very busy road that had lots of on street parking from Hicks Lodge visitors, and the noise pollution the proposed venue would generate. Members were asked that should they permit the application conditions be added to ensure music only be played

Chair's initials

within the building, windows and doors be kept closed while music was playing, the building be constructed to minimise noise, and the number and timings of the events be restricted.

Mr F Bedford, objector, addressed the Committee. He reminded Members that the site was in the heart of the National Forest and was enjoyed by walkers and cyclists. His objections were based on the impact the development would have on the nature, wildlife and tranquillity of the area. He believed that the proposed conditions did not address the issues as there was no safe route for walkers and cyclists, there would still be a noise impact, and the parking provision was unrealistic which would result in on street parking.

Mr J Henderson, agent, addressed the Committee. Members were reminded that there were no objections from the Highway Authority or Environmental Health, and the noise impact had been incorporated into the building design. It was noted that there had been no objections from the two nearest neighbours. Members were urged to permit the application.

Councillor D Bigby, Ward Member, addressed the Committee. His main concern was the damage to local amenities in relation to noise disturbance, the impact on walkers and cyclists who regularly use the site and highway safety. He stated that Willesley Wood Side was a dangerous straight road with vehicles regularly travelling above the speed limit, and reported a recent accident at approximately the time people would be leaving the site in the evening should the application be permitted. He reminded Members that an application refused by the committee on highway safety grounds previously was upheld at appeal. Should Members be mindful to permit the application, he urged the tightening of conditions.

The Planning and Development Team Manager addressed the matters raised by the speakers.

In determining the application some concerns were raised in relation to highway safety, in that there were no pedestrian facilities to walk safely down the narrow and dangerous road the site is accessed from. Some Members were unhappy with how the Highway Authority had dealt with the application. There was also a concern about the removal of an oak tree and the impact the sewerage treatment proposals would have on the River Mease SAC in terms of pollution. However, it was acknowledged that this type of development was a benefit to the economy and that by permitting the application, conditions could be added to restrict the operation of the venue.

The officer's recommendation to permit the application was moved by Councillor R Morris and seconded by Councillor R Canny.

The Chair 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 recommendations with conditions as amended in the update sheet.

Motion to permit in accordance with the officer's recommendations (Motion)	
Councillor Russell Boam	For
Councillor Ray Morris	For
Councillor Catherine Beck	Against
Councillor Rachel Canny	For
Councillor David Everitt	Against
Councillor John Legrys	Against
Councillor Peter Moulton	Against
Councillor Carol Sewell	Against
Councillor Jenny Simmons	For
Councillor Nigel Smith	For
Councillor Michael Wyatt	For
Carried	

The meeting commenced at 6.00 pm

The Chairman closed the meeting at 6.43 pm