



MEETING OF THE
PLANNING COMMITTEE

Civic Suite, Parkside

8 October 2015

PRESENT:

J Illingworth (Chair), J Simpson (Vice Chair),
G Botterill, P Chandler, P Cumbers, P Faulkner,
E Holmes, P Posnett, J Wyatt

Solicitor to the Council (HG), Head of Regulatory Services,
Applications and Advice Manager (JW),
Planning Officer (DK), Administrative Assistant (AS)

D37. APOLOGIES FOR ABSENCE

Cllr P Baguley
Cllr M Glancy

D38. DECLARATIONS OF INTEREST

Cllr Illingworth declared at interest in application 15/00361/OUT, Land at Holme Farm, Rearsby Lane, Gaddesby and stated he would leave the Council Chamber for the duration of the application.

With regard to application 15/00576/FUL, Cattle Market, Scalford Road, Melton Mowbray, Cllrs Chandler, Holmes, Wyatt, Posnett, Simpson and The Chair noted that they had all been part of the cattle market working group either in the past or presently and had excused themselves from taking part in voting due to being members of the planning committee.

Cllr Botterill asked for legal advice regarding application 15/00576/FUL with regard to his participation, as he is a farmer and uses the Melton cattle market although not exclusively.

The Solicitor to the Council confirmed that Cllr Botterill was able to participate if he wished to do so.

D39. MINUTES

Minutes of the meeting 17 September 2015

Approval of the Minutes was proposed by Cllr Posnett and seconded by Cllr Simpson. The Committee voted in agreement. It was unanimously agreed that the Chair sign them as a true record.

D40. SCHEDULE OF APPLICATIONS

- (1) **Reference: 15/00576/FUL**
Applicant: Melton Borough Council
Location: Cattle Market, Scalford Road, Melton Mowbray, LE13 1JY
Proposal: Alterations to Melton Mowbray Market to form new livestock building and associated facilities
- (a) The Planning Officer stated that: There are no updates to report. The application seeks full planning permission for a livestock building, sale ring and open penning together with roadways and parking areas at the Cattle Market site on Scalford Road. The proposal will not increase the overall stock capacity on the site but seeks to upgrade the facilities to secure the long term sustainability of the market, an important asset to the town both in economy and tourism. The new facility represents a significant investment providing a modern facility designed to meet the future needs of the farming community. The site has ample parking and good links to the national and local transport system. The facility will also bring improvements to animal welfare with covered penning, reduced handling of stock and easy circulation routes reducing stress to animals, as well as improved bio-security. The new cattle building will be a focus point for the market that is designed to support the farming community, reinforcing Melton Mowbray's heritage as a market town and service centre for the rural community. The application has attracted no objections from the statutory consultees and the comments received by the Ramblers Society has been addressed. The proposal seeks to retain the footpath link through the site linking Scalford and Nottingham road but on a more logical route so that it does not interfere with the operational requirements of the cattle market. Accordingly the application is recommended for approval.
- (b) Cllr Orson, on behalf of the applicant, was invited to speak and stated that:

The Melton Mowbray Livestock market is one of the keys assets for the town, it has been here since Saxon Times and was first mentioned in the Domesday Book. It is described by The Melton Chamber of Trade as the life blood of Melton Mowbray.

Melton Borough Council has had long held ambitions to improve the existing 7 hectare site. Plans for the re –development and improvements have been in the making for the past 10 years or so, various studies have identified the close relationship between the livestock market and the town centre, in 2009 the Council acquired and demolished the unsightly abattoir site, approving this application will enable the next significant steps to be taken for the cattle market.

The market is unique as it remains within walking distance of the town centre, it caters for a wide range of activities, including farmers market, auctions, car boot sales, food and drink festivals, weddings , receptions, it attracts tourism and commercial visitors to the town and has spin off benefits within the town and the wider rural economy. As other markets are closing the market gains a wider regional and national significance.

The planning application proposal before the planning committee is relocation and replacement of cow sheds with modern, safe and well designed facilities which will protect and safeguard the livestock market on the current site for the next 20 years. The development will also release an opportunity site for potential future development.

The existing facilities, especially those for auctioning of cattle, are in a poor condition and no longer fit for purpose - they do not meet the reasonable expectations of buyers and sellers , nor meet the standards of animal welfare achieved by more modern markets. Replacements pens are required to ensure that Melton Livestock market remains safe, competitive and continues to comply with increasingly stringent DEFRA requirements.

The project is expected to bring additional benefits at the market by providing an enhanced division between livestock and visitors, resulting in better safety and improved flows across and into the site; and enhanced traffic flows in and around the site.

The Council working closely with the LLEP and local stakeholders, has secured grant funding of £3.5 million to help fund the project. We have received wide ranging letters of support for the project from the Town Estate, the Civic society, the NFU, the Chamber of Trade

Cllr Orson noted that he had not owned cattle or traded with Melton cattle market since 1990/91 and that he has no connection with the cattle market other than this project.

Cllr Posnett commented that it's a well thought out plan. The planned changes will give the area a new life and be of great interest to many more people. Other

organisations are envious that we still have a cattle market and even more so, that it is still in the town centre. Melton is renowned for its cattle market and it will benefit the town for many more years to come. Cllr Posnett noted that she is a member of the Local access forum and asked for clarification if there would be a diversion order requested for the footpath.

The Planning Officer responded that a diversion has been requested and the footpath will be relocated to a similar route to the existing, rather than the more direct route in front of the sheep shed and this could be dealt with as a planning condition.

Cllr Simpson proposed approval of the application as per the officer's recommendation. She added that it was a good use of the Council's money as well as the partners and investors.

Cllr Holmes seconded the approval and added that it is the lifeblood of Melton Mowbray and that people come from miles away to sell their stock. It is unique.

Cllr Cumbers added her support and stated that it is of absolute importance for not only the animals but for tourism as well.

A vote was taken: the members voted unanimously to approve the application.

DETERMINATION: Permit, subject to the completion of an agreement under s106, in accordance with the recommendation in the report, for the following reasons:

The new facility represents a significant investment providing a modern facility designed to meet the future needs of the farming community. The site will have ample parking and good links to the national and local transport system. The facility will also bring improvements to animal welfare with covered penning, reduced handling of stock and easy circulation routes reducing stress to animals, as well as improved bio-security. The new cattle building will be a focus point for the market that is designed to support the farming community, reinforcing Melton Mowbray's heritage as a market town and service centre for the rural community.

At 6.20pm Cllr Illingworth (The Chair) left the meeting and Cllr Simpson (Vice Chair) commenced chairing the meeting.

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- (2) **Reference:** 15/00361/OUT
 Applicant: Mr W M Ross-Wilson
 Location: Land At Holme Farm, Rearsby Lane, Gaddesby
 Proposal: Demolition of existing agricultural buildings replaced with new courtyard development of 10 private dwellings and additional 4 detached dwellings.

A request was made to suspend standing orders and allow a second objector to speak and this would allow the other registered speakers six minutes each for fairness. **Cllr Holmes proposed to allow** and **Cllr Botterill seconded the proposal**. A vote was taken and the Members voted unanimously to allow.

- (a) The Planning Officer stated that: There are no updates
The application seeks outline consent for the development of the former farm to provide 14 new dwellings of a mix of 1, 2 and 3 bedrooms. 6 of these units would be set aside as affordable housing. The matters for approval relate to the access and layout of the proposal only leaving appearance, scale and landscaping for later approval should the scheme be successful.
The site has two distinctive parts and the proposal is therefore responding to these characterises and presents two different approaches to developing the site to offer small scale development as opposed to a much higher density of development. This approach retains the open character of the site and leaves the protected open area relatively undisturbed albeit the construction of the private access drive to serve the four single units to the west.

Whilst the design of the units is not for consideration tonight, illustrative drawings have been submitted to show how the proposal may be developed to provide a sensitive approach to the site.

The Highways Authority has objected to the proposal based on the location being unsustainable and that the footpath is narrow and would cause risks to pedestrians.

From the site visit members were able to witness the pavement first hand. Whilst the pavement is below the HAs current standards on overall assessment of the scheme there would be a relative short length of pavement (approximately 100m) with the restricted width of a metre but passing places are available to allow people to wait and pass. The site is within the 30mph zone with good visibility and it is considered that the safety concern of the Highways Authority has not been demonstrated to amount to 'severe' harm as advocated within the NPPF.

There has been no accident data in the past 5 years and as Rearsby Lane is unlit, walkers are already approaching with caution.

It is considered that, on the balance of the issues, there are significant benefits accruing from the proposal when assessed as required under the guidance in the NPPF in terms of housing supply and affordable housing in particular. The balancing issues – development of a Greenfield site and sustainability – are considered to be of limited harm.

This is because, in this location, the site benefits from a range of services in the immediate vicinity and nearby which mitigate the extent to which travel is necessary and limits journey distance, and because of the unique characteristics of the site provide potential for sympathetic design, careful landscaping and bio diversity opportunities.

- (b) Mr Howard Bakewell, on behalf of Gaddesby Parish Council, was invited to speak

and stated that:

- There are concerns regarding possible extra traffic and speeding traffic
- There would be an increase in number of children at school (Currently 120 would rise to 200)
- There would be a transient society due to the small dwellings, as people wouldn't stay long
- The village needs a development which meets the future needs of the community

Cllr Faulkner asked for clarification regarding the extra number of children at the school and if they would be due to the development and how this would affect the road.

Mr Bakewell responded that the increased traffic on the road would be due to parents transporting their children to and from school.

Cllr Holmes asked for clarification regarding comments about a transient society.

Mr Bakewell responded that due to small properties, the consensus of opinion is that people won't stay very long.

Cllr Botterill commented that the speed limit along the road could be reduced to 20mph as it is quite common in villages and helps to make the road safer.

Mr Bakewell responded that there is a 20mph speed limit either side of the school but nowhere else and it is not adhered to. It is not enforceable. We have had speed watch which slows it down for a week but then it goes back up. It is a problem across the front of this proposed development.

Cllr Chandler noted that affordable housing is part of government policy and enabling people to get on the property ladder and then move up it.

Mr Bakewell responded that with mainly single and 2 bed houses people wouldn't stay very long if they had children.

(c) Gary Fox, on behalf of the objectors, was invited to speak and stated that:

- Poor maintenance on the proposed site has resulted in it being described of limited agricultural value
- Other poor maintenance in the village the applicant is responsible for incorporate historical infrastructure, such as the water pump which is in disrepair
- Trees within the curtilage of number 5 are unkempt and number 7 paid to conduct work on them
- Increased burden on local amenities
- Younger transient residents

- Increased demand on public transport which is limited anyway
- No evidence of growth demand
- Access to the site is on a dangerous section of road
- Inaccuracies and ambiguities in application
- Pathways too narrow
- Increase in pupil capacity at school

Cllr Holmes asked how many small cottages are in Gaddesby.

Mr Fox commented that he didn't know but there are plenty of houses for sale in Gaddesby at present.

(d) Sue Milward, on behalf of the objectors, was invited to speak and stated that:

- Representing young families unable to walk children to school due to narrow pavements and speed of traffic.
- My driveway is adjacent to the proposed access and I will have difficulty coming out of it.
- There is a blind bend.
- The speed is dangerous.
- Another 28 cars will cause a hazard.

(e) Nick Cooper, Agent for the applicant, was invited to speak and stated that:

- The application is a small scale housing development.
- It is unique and well thought out with distinct elements
- An open grass area has unfortunately deteriorated over a number of years and no longer meets the LCC local wildlife site criteria
- The small scale buildings will assist in supporting biodiversity enhancements and bringing back a rich ecological habitat
- Well screened behind a large area of mature trees which are designated protected open space in the local plan and will remain so
- Village has been deemed as reasonably sustainable by the Council and should take a proportion of the housing need the borough needs to provide
- Good mix of housing units
- Suitable design techniques will be used to respond to the historic fabric of the village and the eco credential of more contemporary design
- Respects local amenity
- Separation distances are almost twice the requirement of normal standards
- Minimal visual impact
- Safe access and egress to a small number of additional vehicles
- Settlement within walking distance
- Smaller housing units for residents children who would like to stay in village
- Additional customers would not be a burden to the facilities within the

village

Cllr Cumbers asked if the public amenity space would equate to 5%.

Mr Cooper responded that it more likely equates to 50% including the area at the front.

Cllr Simpson asked for clarification regarding the visibility splays.

Mr Cooper responded highways have asked for a certain visibility splay to enable the development.

The Applications and Advice Manager confirmed the visibility splay figures.

Cllr Holmes noted that it has been a busy road for a number of years and on visiting the site there is a dip in the road where you can't see on coming out. She asked for confirmation if the hedge is coming down on the Rearsby side.

The Applications and Advice Manager responded that the hedge is outside of the ownership of the site of application. Highways have provided the visibility splay and the site cannot go ahead with the application if they are not adhered to.

Cllr Holmes asked which two trees are proposed to be removed.

The Planning Officer showed them on the map and confirmed that they were not the subject of TPO's. They are required to be removed to facilitate the development.

Cllr Holmes asked what provisions would be in place for drainage.

The Planning Officer confirmed that it is for outline permission with conditions. Condition 13 requires the access to be positively drained and condition 7 is for a sustainable urban drainage scheme. Severn Trent have also requested further details with regards to drainage and sewerage. This would form further approval through reserved matters.

Cllr Holmes asked for clarification that the development can't go ahead if the splay requirement is not met.

The Applications and Advice Manager confirmed this.

Cllr Botterill proposed approval of the application and added that it is a beautiful setting and that speed issues can be overcome.

Cllr Wyatt seconded the proposal.

Cllr Chandler asked for clarification of the protected open area and the green spaces in the new local plan.

The Head of Regulatory Services confirmed that the area has been assessed, however we would only be able to confirm which it comes under when the local plan is complete.

Cllr Simpson reminded Members that it is an outline application so it can be considered under reserved matters at a later date.

Cllr Botterill commented that he wanted the condition adding to his proposal.

Cllr Wyatt commented that he understood that it was already in the proposed application, but was still happy to second it.

The Applications and Advice Manager commented that the outline application is for access and layout only. It is still a protected open area with the current local plan and it is not something that can be conditioned. It is a policy designation assigned by a Local Plan.. Reserved matters will deal with landscaping.

Cllr Botterill and Cllr Wyatt agreed to remove the condition.

Cllr Holmes asked who designates the visibility splays.

The Applications and Advice Manager advised that LCC Highways deemed the visibility splays to be acceptable as long as they can be provided on the site. It is conditioned to ensure that these standards are in place before development can commence.

Cllr Cumbers expressed her support for the application and commented that she was disappointed with the comments regarding the housing mix. She felt it was an excellent mix, especially for young people who plan to go up the ladder.

Cllr Posnett asked for clarification regarding highways comments regarding insufficient parking at the curtilage and if condition 14 is seeking for parking to be made available.

The Planning Officer confirmed this.

A vote was taken. 6 Members voted for the proposal. 1 Member voted against. 1 Member abstained.

DETERMINATION: Approved, subject to the completion of an S106 agreement and conditions in the report, for the following reasons:

On the balance of the issues, there are significant benefits accruing from the proposal when assessed as required under the guidance in the NPPF in terms of housing supply and affordable housing in particular. The balancing issues – development of a Greenfield site and sustainability – are considered to be of

limited harm. This is because, in this location, the site benefits from a range of services in the immediate vicinity and nearby which mitigate the extent to which travel is necessary and limits journey distance, and because of the unique characteristics of the site provide potential for sympathetic design, careful landscaping and bio diversity opportunities.

The Chair returned to the meeting.

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- (3) Reference: 15/00604/REM**
Applicant: Mr R Whiting
Location: Eastcote, 91 Grantham Road, Bottesford, NG13 0EG
Proposal: Residential development of 2 No dwellings.

- (a) The Planning Officer stated that: There are no updates to report.
The application seeks reserved matters approval for the construction of two residential dwellings. One dwelling would be a large family dwelling similar to the existing dwelling to be demolished and the other is a 3 bedroom dwelling. The principle of development of the site has been agreed by the granting of the outline consent which sought to approve the means of access into the site with matters relating to the layout, design, scale and landscaping for further approval. Conditions were imposed which required the development to respect the distinctive building line in the interest of preserving the character of the area and residential amenities.
The redevelopment of the site is considered to have limited impact on adjoining properties, and has responded to the character and appearance of the surrounding area. Whilst not a perfect fit in terms of meeting housing needs, it would not undermine the recent appeal decision and provides two family size dwellings in a sustainable village location. Accordingly, the proposal is recommended for approval subject to conditions.
- (b) Shelagh Woollard, on behalf of the objectors, was invited to speak and stated that:
- The proposed west elevation overlooks neighbours
 - The windows should remain obscure but it is not on the conditions. Would like this to be reinstated.
 - The size of the proposed properties are too big and are squeezed on
 - Out of keeping which is open and spacious
 - Only one property has a garage
 - High ridge heights are not in keeping and would be a dominant feature
 - If site levels were lowered it would still not improve the character of the area
 - Should not breach the front building line but the corridor between the store and garage does
 - Less than 1 metre around all sides of the boundaries

- Adverse impacts outweigh the benefits

Cllr Simpson asked for clarification of the nature of the rooms overlooked.

Mrs Woollard confirmed that it would be a landing and shower room, which would look directly in to her dining room.

(c) George Machin, agent for the applicant, was invited to speak and stated that:

- No objection to putting obscure glazing on the flank elevations.
- Conditions were imposed at the outline application stage
- Lies in designate village envelope
- Much needed family housing in a village location
- Local demand
- Contribute to enhance village area

The Planning Officer noted that there was drafting error on condition 4 and clarified this. There is already a mix of housing, with no spacing between some of the dwellings. It is not considered to be overcrowding. There is ample parking within the site so parking.

Cllr Chandler commented that the Inspectorate dismissed the appeal because of the garage but he had no problem with the building line. Virtually all the properties come up to the perimeter fences. Ample parking was seen on the site visit. This is a good application. Grantham Road has some substantial properties so this development won't be out of keeping. **Cllr Chandler proposed to permit** the application with a condition regarding obscured glass on the landing.

Cllr Simpson seconded the proposal and added that it isn't overbearing and would fit well with the surroundings.

Cllr Botterill commented that he supported the proposal and there is adequate room.

A vote was taken and the Members voted unanimously to permit.

DETERMINATION: Permit, subject to the conditions in the report and adjustment of condition 4 regarding obscure glazing, for the following reasons:

The application seeks reserved matters approval for redevelopment of the site with two dwellings on a site that lies within the village envelope and thus benefits from a presumption in favour of development under policies OS1, BE1 and H6. The redevelopment of the site is considered to have limited impact on adjoining properties, and has responded to the character and appearance of the surrounding area. Whilst not a perfect fit in terms of meeting housing needs, it would not undermine the recent appeal decision and provides two family size dwellings in a sustainable village location. Accordingly, the

proposal is recommended for approval subject to conditions.

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- (4) **Reference: 15/00470/FULHH & 15/00471/LBC**
Applicant: Mr & Mrs Troop
Location: Walnut Tree Farm, 17 Main Street, Barsby
Proposal: Conversion of redundant farm outbuilding to residential

The Chair advised Members that they would hear the applications together but would vote separately on each application.

- (a) The Applications and Advice Manager stated that: This application seeks planning permission and listed building consent for the conversion of a redundant farm building into a one bedroom dwelling. The site lies within the village and Conservation Area for Barsby and is accessed from Main Street. The building lies within the curtilage of a grade II listed farm house. There are no updates to report. The main issue with this application is the creation of a residential property in an unsustainable location. The village of Barsby is not considered to be sustainable. However, the harm of the location is required to be balanced against the provision of a small scale dwelling, safeguarding of a curtilage listed building and enhancing the character of the Conservation Area. Therefore, in this instance it is considered that the benefits of the proposal outweigh the harm of the unsustainable location and it recommended for approval as set out in the report.

Cllr Simpson, Ward Councillor for Gaddesby, commented that although the village is considered unsustainable, this application is a very good use of space. **Cllr Simpson proposed to permit application 15/00470/FUL.**

Cllr Holmes seconded the proposal.

A vote was taken and the Members voted unanimously to permit.

Cllr Simpson proposed to permit application 15/00471/LBC.

Cllr Holmes seconded the proposal.

A vote was taken and the Members voted unanimously to permit.

DETERMINATION: Permit both applications subject to the conditions set out in their respective reports, for the following reasons:

The proposal relates to the conversion of a barn to residential use and the erection of an extension. Although Policy C7 does not support conversion of redundant farm buildings to market residential uses the NPPF is more supportive and the current permitted development rights allow conversion to residential use provided certain criteria can be satisfactorily addressed. As

such significant weight can be placed on the NPPF and the provisions of permitted development which support the principle of conversion into a dwelling in the countryside.

The proposal would result in the creation of a dwelling in an unsustainable location; however the barn is well related to the village and it is considered in this instance the sustainability issue is outweighed by the provision of a small scale dwelling and the proposal would also safeguard the curtilage listed building by securing a long term suitable use. The character and appearance of the Conservation Area would also be enhanced by the conversion and removal of the less sympathetic elements of the outbuilding. On balance, the harm of the unsustainable location is considered to be outweighed by the benefits of establishing a small dwelling and the enhancement of heritage assets.

The proposed conversion and extension would be sympathetic to the visual appearance of the building and surroundings and would be satisfactory in terms of residential amenity, highway safety and ecology. The proposal is therefore recommended for approval subject to conditions.

(5) **Reference:** 15/00503/FUL
 Applicant: Mr M Barnes
 Location: Southfields 10 Church Lane Somerby LE14 2PS
 Proposal: New Agricultural Livestock Building

(a) The Planning Officer stated that: There is one update. Ward Cllr Leigh Higgins has sent a statement:

"I am unable to attend tonight's meeting personally due to commitments and I have been away at the Conservative Party Conference. I note that some residents have asked the committee to look at the heritage and landscape asset of the area. Landscape and Heritage are important aspects when deciding planning applications.

Only today I learned the Applicant, Mr Barnes, has called my home while I have been away. Although I have not managed to get a hold of Mr Barnes it is important all sides' views are represented. Mr Barnes runs a local business, supplying dairy products to Long Clawson Dairy and has put in an application that he feels will support his business in the future. Supporting rural businesses is another key aim of the Council and so it is for your committee to decide the merits of the case against the National Planning Policy Framework and the report from officers."

The application seeks to provide a large modern purpose built agricultural livestock building on an existing cattle site. It is considered that the design and location is acceptable and that there would not be an adverse impact upon the

residential amenity to nearby residents due to the location away from the village. The landscape has no national designation but is considered to be of local value being with the character of High Leicestershire with its rolling topography. In order to mitigate any potential impact additional planting is proposed to help assimilate the building into its surrounds.

The existing farm buildings within the farm yard are no longer fit for purpose and the applicants have experience problems with drainage and effluent in the past and are in consultation with the Environment Agency. The expansion of the dairy farm is constrained at its current location as there is insufficient space to erect further buildings within the farmyard and the existing buildings are at capacity during the winter months.

The building will support the long term sustainability of the farm providing modern winter care for the livestock and allows the business to expand without the need for further buildings. The farm is established within the village and no objections have been raised by the Highway Authority as it proposes no changes to the access and parking arrangements within the site. Accordingly the application is recommended for approval.

(b) Mark Curtis-Bennett, on behalf of the objectors, was invited to speak and stated that:

- He is the adjoining land owner
- The area is beautiful and relatively untouched
- Semi industrial unit
- Unconsulted construction of a private road
- Adverse impacts on traditional setting
- Believes the applicant will seek to convert existing buildings into dwellings
- Undermine rural aspects
- Building will be on the ridge
- Obstructs landscape

Cllr Holmes asked if Mr Curtis- Bennett's children drink milk.

Mark Curtis-Bennett confirmed that they do on occasion.

The Chair reminded Members to keep their matters for clarification constructive and relevant.

The Planning Officer advised that there would be strict conditions if the agricultural buildings were to be converted into dwellings.

The Chair advised that past and possible future applications were not relevant to this application.

Cllr Holmes asked if the agricultural building would be sitting down in a dip.

The Planning Officer confirmed that it would and that there would be an additional planting scheme to assimilate into the landscape. This would help to screen it from village and shelter from wind.

Cllr Holmes commented that we should congratulate farmers during difficult times who want to put up building for the benefit of their animals. Relocating buildings away from village but tree planting is trying to alleviate that. **Cllr Holmes proposed to permit.**

Cllr Cumbers seconded the proposal. We should support this as dairy farmers are going out of business on a weekly basis and we need to look to the future.

Cllr Chandler added her support. This is pasture land in rural Leicestershire. Anticipate that Mr Barnes would relocate milking parlour to this new building in future.

Cllr Botterill added his support. The site is in the centre of fields which is convenient for a farmer for grazing and milking cows. With residents of villages not wanting the noise and smells of the farming community they have to go out further in to countryside.

Cllr Simpson added her support and commented that although she sympathises with objectors we need farming. The bank of screening is a good idea and provides a degree of shelter.

A vote was taken and the Members voted unanimously to permit.

DETERMINATION: Permit, subject to the conditions in the report, for the following reasons:

The application seeks to provide a large modern purpose built agricultural livestock building on an existing cattle site. It is considered that the design and location is acceptable and that there would not be an adverse impact upon the residential amenity to nearby residents. The landscape has no national designation but is considered to be of value being with the character of High Leicestershire with its rolling topography. Additional planting is proposed to help assimilate the building into its surrounds. The building supports the long term sustainability of the farm providing modern winter care for the livestock and allows the business to expand without the need for further buildings. The farm is established within the village and no objections have been raised by the Highway Authority as it proposes no changes to the access and parking arrangements within the site. Accordingly the application is recommended for approval.

The Meeting was adjourned at 7.36pm and reconvened at 7.39pm

D41. URGENT BUSINESS

There was no urgent business.

EXCLUSION OF THE PUBLIC

RECOMMENDED that the Public be excluded during the consideration of the following items of business in accordance with Part 1 of Schedule 12A of the Local Government Act 1972 (Access to Information : Exempt Information) under paragraph 3

D42. 15/00082/OUT: DEVELOPMENT FOR UP TO 520 DWELLINGS AND ASSOCIATED CONVENIENCE SHOP, PUBLIC OPEN SPACE AND LANDSCAPING, WITH ALL MATTERS RESERVED, EXCEPT FOR ACCESS

The Chair proposed the exclusion of the public as per the recommendation and **Cllr Posnett seconded** the proposal. A vote was taken and the Members voted unanimously.

The report was noted by the Members.

Cllr Chandler proposed the recommendation and **Cllr Wyatt seconded** the proposal.

Cllr Simpson commented that questions were asked at the briefing a Members appeared quite satisfied.

A vote was taken and the Members voted unanimously.

DETERMINATION:

- **That Members support an appeal case on behalf of the Planning Authority based upon highways/transportation and landscape impact as outlined in the report (para 4.3 and para 4.9).**
- **That officers are given authority to add the lack of developer contribution for libraries and waste to the appeal case, only if the County Council provide sufficient evidence which it is considered fully satisfy the CIL Regulations.**
- **That independent specialist legal opinion is sought once the Planning Inspectorate confirms how the appeal will be heard. Any significant comments or advice to be reported to this Committee.**

The meeting commenced at 6.00 pm and closed at 7.40pm.