



MEETING OF THE
PLANNING COMMITTEE

Civic Suite, Parkside

19 October 2016

PRESENT:

J Illingworth (Chair), J Simpson (Vice Chair), P Baguley,
P Chandler, P Cumbers, J Douglas,
M Glancy, E Holmes, M Sheldon, J Wyatt

Solicitor to the Council (SP), Head of Regulatory Services (JW),
Regulatory Services Manager (PR),
Administrative Assistant (LR)

PL1. APOLOGIES FOR ABSENCE

Cllr Botterill

PL2. DECLARATIONS OF INTEREST

Cllr Orson disclosed a pecuniary interest in application 15/01019/OUT. Chair gave apologies on behalf of Cllr Orson. Substituted Cllr Higgins to speak on behalf of residents.

PL3. MINUTES

Minutes of the meeting 29 September 2016

Approval of the Minutes was proposed by Cllr Holmes and seconded by Cllr Baguley.

The Committee voted in agreement. It was unanimously agreed that the Chair sign them as a true record.

PL4. SCHEDULE OF APPLICATIONS

- (1) **Reference:** 15/01019/OUT
Applicant: Whipling Farm Partnership c/o Andrew Granger & Co:- Mr Stephen Mair

Location: Field OS 3500 Hecadeck Lane Nether Broughton
Proposal: Residential development of up to 25 dwellings includes bungalows to front Hecadeck Lane, with associated access and open space land off Hecadeck Lane/Nottingham Road.

The Head of Regulatory Services stated that post publication of the report, there are now four pages of updates including two late email submissions from objector Piers Flavin. Due to bulk of material suggest deferral.

The Chair commented that evidenced information had been submitted little over half an hour before the meeting and that it is unreasonable to expect members to listen to verbal updates without having seen the text. Appropriate course of action is to defer the application to fully consider this information. Would be ill informed decision otherwise.

Cllr Illingworth voted to defer the application. Cllr Simpson seconded the proposal to defer.

A vote was taken. 9 members voted to defer the application. There was one abstention.

Member questioned why information had been submitted so late.

The Chair apologised to members of the public in attendance for this application.

Substitute Ward Member stressed for clarification that the objector Piers Flavin is currently in Africa where he is struggling with internet signal. Noted by The Head of Regulatory Services.

Member expressed concern that the objection included reference to a neighbouring village which is outside both the Melton borough and Leicestershire. Asked for clarification.

Member satisfied with the The Head of Regulatory Services' advice that duties in the law are to take into account planning matters and that they ignore administrative boundaries.

DETERMINATION: Deferred to allow consideration of additional information

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- (2) **Reference:** 16/00384/OUT
Applicant: Ms M Hourd c/o Landmark Planning Limited:- Mr Peter Wilkinson
Location: Paddock Land The Green Stathern
Proposal: Outline planning permission with all matters reserved, except access, for a residential development comprising 5

dwelling.

(a) The Regulatory Services Manager introduced the application by reporting that there were two updates:

- An objector had written ,reiterating previously reported comments ,principally relating to highways and road safety matters .Officers consider that these were addressed in the original report.
- An objector states that due to half-term they and others are unable to attend the meeting and address Members. They request that the determination of the application is deferred.

The Chair stated that deferral was not appropriate and that the operation of the committee cannot be determined by school holidays. Application has already been deferred previously. Believe the committee is well placed to make a decision tonight. Members agreed.

The officer continued to explain that the application had been deferred to seek amendments to the vehicular access. The applicants have produced a supplementary highways report and drawings indicating an increase in the width of the access from 5 metres to 6 metres. Showed new drawings which illustrate how a refuse vehicle can turn around in the site. Confirmed that the site access would have a gradient of 1:12.

Advised that the Highway Authority consider that the original scheme is acceptable and would not insist upon the implementation of the amendments.

Notwithstanding the views of the Highway Authority the officer considered that the amendments had addressed the concerns of the committee and were not unreasonable. Recommended that the application be approved subject to the conditions in the original report and conditions to ensure that the vehicular access has a gradient of no more than 1:12 and that in accordance with the amended plans the access shall be 6 metres wide.

Mr Peter Haywood, agent for the applicant, was invited to speak and stated that

- Previous conditions were to widen the site access and access grading. Highways have confirmed that this is achievable, the applicant is happy to do this.

Members had no questions for the agent.

Cllr Byron Rhodes, Ward Councillor, was invited to speak and stated that

- Visited site this afternoon – in knowledge of revised information and is satisfied that application now meets requirements previously requested.
- Everything else has been decided by committee in accordance with NPPF. Happy to proceed.

Members had no questions.

Cllr Wyatt proposed to permit the application.

Cllr Baguley seconded the proposal to permit. Questioned details of bin stores.

Discussion about merits of bin stores ,their location and associated refuse vehicle movements . Officer advised that details can be considered as part of reserved matters.

A vote was taken. Members voted unanimously to permit the application subject to the conditions in the original report and conditions to ensure that the vehicular access has a gradient of no more than 1:12 and that in accordance with the amended plans the access shall be 6 metres wide.

DETERMINATION: Approved as per recommendation in update report.

PL5. URGENT BUSINESS

None.

The meeting commenced at 6.00 pm and closed at 6:30pm