



DEVELOPMENT COMMITTEE

10 JUNE 2010

P.M. Chandler (Chairman)
P. Baguley, P. Cumbers, E. Holmes
J. Illingworth, T. Moncrieff
R.F. Moore-Coltman, J. Wyatt

Head of Regulatory Services, Principal Solicitor
Democratic Services Clerk

D1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Barnes, Botterill and Sheldon.

D2. MINUTES

The Minutes of the meeting held on 29 April 2010 were confirmed and authorised to be signed by the Chairman.

D3. DECLARATIONS OF INTEREST

10/00268/EXT Home Farm, 11 Main Street, Branston
Councillor Chandler declared a personal and prejudicial interest in the above item.

10/00220/FUL - Multi Use Games Area, West Avenue, Melton Mowbray
Councillor Moncrieff declared a personal and prejudicial interest in the above item.

D4. SCHEDULE OF APPLICATIONS

RESOLVED that the undermentioned applications be determined as follows and unless stated otherwise hereunder in the case of permissions subject to the conditions and for the reasons stated in the Schedule of Applications and in the case of refusals for the reasons stated in the schedule.

(Councillor Moncrieff declared a personal and prejudicial interest in the following item and left the meeting after his presentation to the Committee.)

- (1) Application : 10/00220/FUL**
Applicant : Melton Borough Council
Location : Multi Use Games Area, West Avenue, Melton Mowbray
Proposal : Erection of fencing, basket ball hoops and boards for multi-use games area

Councillor Moncrieff was invited to speak on the application and stated that :-

- They had been closely working with the local resident action group and they were very supportive of the proposals
- They had completed their own consultation and there had been 100% acceptance and support of the plans
- The ward was the most deprived in the Borough
- The proposals would be a huge advantage for the younger residents
- It was a positive step in the right direction

Councillor Cumbers stated that a lack of overlooking had caused problems in the past and opening the land up would be beneficial. Councillor Illingworth moved the recommendation within the report. Councillor Wyatt was a seconder for this proposal.

On being put to the vote, the motion to permit was unanimously carried.

DETERMINATION : Permit subject to the conditions within the report and for the following reason(s) :-

1. The application site lay within the town envelope of Melton Mowbray and thus benefitted from a presumption in favour of development under saved policy OS1. The proposed fencing, basketball hoops and backboards were acceptable in terms of their design and appearance and would not adversely impact on the character and appearance of the area, the residential amenities of neighbouring properties or highway safety. The proposal also complied with policies BE12 relating to Protected Open Areas.

(Councillor Chandler declared a personal and prejudicial interest in the following item and here left the Meeting. It was agreed that Councillor Cumbers would chair the meeting in her absence.)

(Councillor Moncrieff here re-entered the meeting.)

- (2) Application : 10/00268/EXT**
Applicant : The Belvoir Estate
Location : Home Farm, 11 Main Street, Branston
Proposal : Extend to the time limit for implementation for the erection of 2 dwellings, one new garage and conversion of existing building into garage, planning approval 07/00493/FUL

Councillor Holmes stated that the Ward Councillor had been contacted her to state that most people in Branston seemed happy with the application. Councillor Holmes further stated that it would be nice to specify stone windows for the development. The Head of Regulatory Services stated that there could be a condition added to this effect.

Councillor Holmes moved the recommendation within the report. Councillor Moncrieff was seconder for this proposal with a condition related to suitable materials being used on the windows and doors.

The Head of Regulatory Services stated that the condition could be reworded to state that materials could be selected accordingly in conjunction with appointed Members. Councillor J. Wyatt stated that there should be an enforcement notice on the barn.

On being put to the vote, the motion to permit was unanimously carried.

DETERMINATION : Permit subject to the conditions within the report and for the following reason(s) :-

1. This application related to the extension of time of a planning approval granted in June 2007. This application proposed to extent the time limit by three years and did not propose any amendments to the previously approved scheme. Guidance in relation to extension of time applications clearly states that the application process was not a 'rubber stamp' and 'Local Planning Authorities may refuse applications to extend the time limit for permissions where changes in the development plan or other relevant material considerations indicate the proposal should no longer be treated favourably'. There had been no relevant changes in planning policy or other relevant material considerations since approval was granted in June 2007 and therefore in light of this and the previous decision of members the application was recommended for approval.

(Councillor Chandler here re-entered the Meeting and resumed Chairing the Meeting.)

**(3) Application : 10/00297/FUL
Applicant : Mrs N. Roberts
Location : 10 Bickley Avenue, Melton Mowbray
Proposal : First floor extension over garage, garage extension and front porch**

Councillor Moncrieff sought clarification about the Highways Authority comments. The Head of Regulatory Services stated that the Highways Authority had stated that the garage would be too small to take a car.

Councillor Illingworth moved the recommendation within the report. Councillor Holmes was a seconder for the motion. On being put to the vote, the motion to permit was unanimously carried.

DETERMINATION : Permit subject to the conditions within the report and for the following reason(s) :-

1. The application site lay within the town envelope of Melton Mowbray and thus benefits from a presumption in favour of development under saved policies OS1 and BE1. The proposal was acceptable in terms of its design and appearance and would not adversely impact on the character and appearance of the area, the residential amenities of neighbouring properties or highway safety.

D5. DEVELOPMENT CONTROL PERFORMANCE 2009/10

The Head of Regulatory Services submitted a report (copies of which had previously been circulated to Members) to advise the Committee, of the Performance Indicator outcomes related to the determination of planning applications for Q4 (January to March 2010), the workload trends currently present and the general performance of the team.

The Head of Regulatory Services stated that the report had shown that despite the fire and a reduction in service the overall improvement within the service had increased. The Head of Regulatory Services stated that they were dealing with enforcement issues quicker than they were coming in.

Councillor Cumbers stated that people needed to be made aware of how to make anonymous complaints. The Head of Regulatory Services stated that they pursued every complaint through to its conclusion.

Councillor Cumbers stated that an article in the Melton Mail about enforcement issues would be useful.

The Head of Regulatory Services stated that concerns had been raised about the level of appeals. The Chairman stated that Members should be able to go against Officers recommendations if they have valid reasons. Members agreed that it was vital to have valid planning reasons when going against an officer recommendation.

The Chairman informed Members that the Samworth Centre was no longer available in the short term. In view of the fact that the Agenda for the next meeting was likely to include applications from villages north of Melton she asked Members for their views on having the village hall at either Long Clawson or Waltham, subject to availability. Members agreed with this suggestion and also that the meeting should start at 6.00 p.m.

RESOLVED that the current performance data be noted.

The meeting which commenced at 5.30 p.m. closed at 6.30 p.m.

Chairman