



MEETING OF THE
DEVELOPMENT COMMITTEE

BOARDROOM, MELTON MOWBRAY

8 September 2011

PRESENT:

P.M. Chandler (Chair)
P. Baguley, Cllr J Illingworth J. Douglas
M. Gordon, J. Wyatt, T. Moncrieff
J. Simpson, P. Cumbers and J. Moulding.

Head of Regulatory Services
Applications and Advice Manager (JW)
Solicitor to the Council (ML), Principal Planning Policy Officer (DP)
Administrative Assistant (JB)

D24. APOLOGIES FOR ABSENCE

Cllr G.E. Botterill

D25. MINUTES

Approval of the Minutes of the Meeting held on 11 August was proposed by Cllr Wyatt and seconded by Cllr Baguley. The committee voted in agreement. It was agreed that the Chair sign them as a true record.

There were no matters arising from the minutes of 11 August 2011.

D26. DECLARATIONS OF INTEREST

11/00458/OUT Cllr Moncrieff stated a personal and prejudicial interest in the above application, saying that he was a friend of the applicant.

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 reports.

D27. SCHEDULE OF APPLICATIONS

- (1) **Reference: 11/00533/FUL**
Applicant: Mr S Bennett
Location: 26 Main Street, Burrough on the Hill
Proposal: Alterations and additions to bungalow by adding first floor attic style accommodation; an extension to the rear; two balconies; porch and separate garage to the front.

(a) The Applications and Advice Manager (JW) stated that:

This application seeks planning permission for the alteration and extension of a bungalow to create first floor accommodation, a rear extension, two balconies, porch and garage. The application lies within the designated Conservation Area and village envelope for Burrough on the Hill.

There are no updates to report.

With regards to the application the main issue is the impact on neighbouring properties and the impact on the streetscene. The design of the extensions are considered acceptable and would enhance the Conservation Area. The property is set back from the highway and it is not considered that the proposal would have any impact on the streetscene. There have been a number of objections to the application, particularly concerned with the impact the proposal would have on properties and gardens on Main Street. However, it is considered that due to separation distance involved, difference in levels and angle to adjoining properties that the proposal would not have a detrimental impact on the amenities of adjoining properties.

Accordingly the proposal is recommended for approval as set out in the report.

(b) Mr John Sims, the agent, was invited to speak and stated that:

- The history of the site is interesting, with the original building being replaced by a smaller bungalow that was subsequently enlarged, and the current building has seen better days
- The objections has been answered and noted in the Planning Officers report.
- The scale of the house is not out of keeping with its neighbours
- The proposed dwelling is in keeping with the style of other village residences
- The proposals comply with requirements.

The Applications and Advice Manager pointed out the differences in the existing and proposed heights of the building on the drawings.

Cllr Baguley noted that the proposal is in a conservation area and would be a significant improvement on the existing building. Cllr Baguley moved to permit the application.

Cllrs agreed that the proposal was an improvement. The site visit clarified the position and topography of the proposal and led to the belief that visibility for neighbouring properties would not be damaged.

Cllrs made specific reference to the objections made by objectors and the comments of the Parish Council and commented that as a result of the distances between the proposal and neighbouring properties, the angle of sight in several cases and the differences in levels, that the overlooking and loss of privacy that the extension would create would not be unacceptable. It was noted that the extent of overlooking would remain generous after the development was carried out.

On being put to the vote the application was approved unanimously.

DETERMINATION : Permit, for the following reason:

The majority of the proposed extensions and alterations lie within the village envelope and the principal of development is considered to comply with the objectives of the above policies. Part of the extension lies in the designated open countryside but it considered to comply with Policy C11. The proposed development is considered to be acceptable in principle and would have no undue impact upon the amenities of neighbours in terms of overlooking or overbearing. Satisfactory access and parking can be provided within the site and the design would be a marked improvement form the existing, to the benefit of the Conservation Area.

(2) Reference: 11/00458/OUT
Applicant: Mr & Mrs G Coe
Location: 11 Gloucester Crescent, Melton Mowbray
LE13 0AQ
Proposal: Outline application for the erection of a dwelling

Cllr Moncrieff stated a personal and prejudicial interest in the above application and left the meeting.

(a). The Applications and Advice Manager (JW) stated that:

This application seeks outline planning permission, with all matters reserved, for the erection of a dwelling within the residential curtilage of No. 11 Gloucester Crescent. The site lies within the town envelope and is in an established residential area.

There are no updates to report on the application.

The main issue is the principle of a dwelling in this location as the details of the scheme are reserved for future consideration. Indicative plans have shown an

access from Worcester Drive and the highway authority has advised that subject to the access complying with highway standards they have no objection to the proposal. Concerns have been expressed with regards to the access, lack of information, loss of privacy and impact on the trees/hedges on the boundary. The application has been assessed and it is not considered that the erection of a dwelling in this location would have an adverse impact in relation to these. With regards to the information submitted the application is in outline and therefore the details are not required to be provided until submission of a reserved matters application. The proposal is not considered acceptable in relation to its impact on the streetscene as it is considered that the siting of a dwelling to the rear would adversely impact on the layout and character of the area. The proposal to the rear would be visible behind street facing houses which would harm and alter the character of the area.

Accordingly the proposal is recommended for refusal as set out in the report.

Cllr Illingworth here entered the meeting but took no part in the determination of the application

(b) Miss Coe, representing the applicant, was invited to speak and stated that:

- the garden had become too large for her elderly parents
- her parents wished to stay in the same area where they have friends and business
- a smaller garden would allow them to still be able to enjoy their pastime
- the site given over to the proposal is ½ acre and would be substantial enough for a new dwelling with a sizeable garden
- the applicants are not suggesting that the Willow trees are removed or the existing hedge be altered, indeed they have maintained it previously.

Cllr Gordon requested information about the facility for parking on site.

The Applications and Advice Manager replied that there was ample space within the plot to accommodate the required parking numbers.

Cllr Wyatt proposed refusal as he believes that gardens should be protected from development particularly in this area.

Cllr Baguley seconded the proposal as she believes that the development would affect the streetscene.

The Applications and Advice Manager confirmed that the development is likely to be visible from the street.

A vote was taken. 6 voted to refuse, 1 voted against refusal and 1 abstained.

Cllr Moncrieff rejoined the meeting.

DETERMINATION :

Refused, for the following reason:

In the opinion of the Local Planning Authority, the proposal is considered to have a detrimental impact on the form and appearance of the locality where dwellings are orientated to front the highway in a linear form. The introduction of back land development in this location will result in development visible behind the existing street-fronting houses and when viewed from the road this will unduly alter, and harm, the character of the area. The proposal is therefore considered to change the character and built form of the area and would change the appearance of the neighbourhood. Furthermore the site is residential garden area, not brownfield land, where there is no presumption in favour of development, in terms of PPS3. For these reasons the proposal is considered contrary to saved Policies OS1 and BE1 of the Melton Local Plan and National Policy guidance PPS3.

D28. URGENT BUSINESS

There was no urgent business.

The meeting which commenced at 5.30 p.m. closed at 5.55 p.m.

Chairman