



TOWN AREA COMMITTEE

PARKSIDE, STATION APPROACH, BURTON STREET, MELTON MOWBRAY

22 AUGUST 2016

PRESENT:-

Councillors T.S. Bains, T. Beaken,  
M. Blase, J. Douglas, M. Glancy, J. Illingworth,  
P.M. Posnett

Chief Executive  
Administrative Assistant Communication and Member Support

**T5. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Culley, Cumbers, Greenow (Chair), Hurrell, Lumley, Manderson, Pearson and Wyatt.

In the absence of the Chair, it was agreed Councillor Posnett would chair the meeting.

**T6. DECLARATIONS OF INTEREST**

Councillors Douglas, Glancy and Illingworth declared a personal interest as Members of the Planning Committee and here left the meeting.

**T7. CONSULTATION – PLANNING APPLICATIONS**

The following Planning Applications were considered and comments submitted on each application as indicated.

| <b>Item No.</b> | <b>Application Reference</b> | <b>Application Summary</b>  |
|-----------------|------------------------------|---|
| 1.              | 16/00515/OUT                 | <p><u>Land South of Kirby Lane, Kirby Lane , Melton Mowbray</u></p> <p>The provision of up to 1,500 dwellings, a new local centre, primary school, areas of public open space including children's' play space and informal recreation, storm water balancing and a new link road between Burton Road and Dalby Road and Kirby Lane and Leicester Road.</p> |

The Chief Executive gave an overview of Planning Application reference 16/00515/OUT and plans of the site and the link road junction at Leicester Road/Kirby Lane were viewed by Members.

**Committee Comments**

A discussion was held, concerning the planning application and Members made the following comments:-

- Support of the major development, as it is in line with the Melton emerging Local Plan.
- Great care should be taken to stop ‘rat runs’ into and around Melton Mowbray.
- A suitable distance from the historic monument should be ensured.
- The road to be phased early. However, facilities such as the school should be provided to meet need.
- Care should be taken to preserve the reasonable level of separation to Burton Lazaars. The road should be adequately presented as it is considered to be the new urban boundary to the town.
- The provision of the linkage between developments should be promoted in an appropriate timescale.
- Care with design of new homes abutting the current edge of the town – overlooking, appropriate separation dealt with.
- A good mix of housing for all sections of the community to be provided.

**Additional Comments/Reasons:**

- S106 Agreement will need to be in place, supporting necessary facilities and covering all facilities mentioned, including leisure, as the site is across the road from the Sports Village site and provision for secondary education contributions considered.
- There is a hope that the developer will commence work at the earliest possible time.

| Item No. | Application Reference | Application Summary   |
|----------|-----------------------|---|
| 2.       | 16/00522/FUL          | <u>Asfordby Business Park, St Bartholomew’s Way, Melton Mowbray</u><br><br>The installation of commercial scale battery storage and associated infrastructure and works |

The Chief Executive gave an overview of Planning Application reference 16/00522/FUL and plans of the location and site layout were viewed by Members.

**Committee Comments**

A discussion was held, concerning the planning application and Members made the following comments:-

- Conditions should be placed to ensure proper running, maintenance, use and long-term security of the units is safeguarded and provided
- If noise is produced, how can this be managed appropriately at the site? It is accepted that this is not a generator
- Appropriate conditions to ensure security of the site to avoid trespass
- Suitable brownfield site, industrial in nature

**Additional comments/reasons:**

- Has a suitable risk assessment been taken of the long-term viability, degradation and disposal of the batteries?
- How many jobs would be created? This is unknown.
- Noted that it meets the criteria of the NPPF.

T8. URGENT BUSINESS

There was no urgent business.

The meeting which commenced at 18:30, closed at 19:18.

Chairman