

TOWN AREA COMMITTEEPARKSIDE, STATION APPROACH, BURTON STREET, MELTON MOWBRAY25 JULY 2016PRESENT:-

Councillors T. Greenow (Chairman),  
T.S. Bains, M. Blase, T. Culley J. Douglas,  
A. Pearson, J. Wyatt

Head of Communications  
Senior Democracy Officer  
Administrative Assistant Communication and Member Support

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**T1. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Beaken, Cumbers, Glancy, Hurrell, Manderson and Posnett. Councillor Lumley was also not present.

**T2. DECLARATIONS OF INTEREST**

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

Councillor Greenow declared a personal and pecuniary interest in Planning Application 16/00281/OUT and advised that he would leave the meeting when this item was considered.

Councillor Pearson declared a personal interest in any matters relating to the Leicestershire County Council due to his role as a County Councillor.

**T3. 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.	16/00259/REM	Field Numbers 5855 and 6071, Nottingham Road, Melton Mowbray  Appearance, landscaping, layout and scale

The Head of Communications gave an overview of Planning Application reference 16/00259/REM and a plan of the site was displayed.

### **Committee Comments**

A discussion was held, concerning the planning application and Members raised the following concerns:-

- The bedrooms of the proposed three-bed houses on the site appeared to be smaller than usual and there was a general lack of storage at these properties. It was suggested that the Guidelines for Healthy Living be checked to ensure the room sizes met the regulations.
- The allocated parking bays may be insufficient to accommodate residents living in the proposed properties. This could result in significant parking problems.
- The Committee was unsure as to the extra cost and use of plots marked as “prime plots”.
- There was concern for children’s safety around the pond feature and there needed to be measures in place to address this. There was a suggestion to include play equipment for children.
- The development would bring added pressure to already stretched local schools due to the high probability that young families would reside at the site.
- As part of the site had a history of flooding, careful consideration was needed to ensure there was no risk of flooding on the proposed site and with regard to protecting existing neighbouring properties.

Councillor Greenow declared a personal and pecuniary interest in the following planning application and proposed Councillor Pearson chair the item of business. Councillor Blase seconded and all Members were in favour.

(Councillor Greenow here left the meeting).

(Councillor Pearson in the Chair)

<b>Item No.</b>	<b>Application Reference</b>	<b>Application Summary</b>
2.	16/00281/OUT	<u>Land at South of Hill Top Farm, St. Bartholomew’s Way, Melton Mowbray</u>  Outline application for 15 dwellings including access

The Head of Communications gave an overview of Planning Application reference 16/00281/OUT and a plan of the site was displayed.

### **Committee Comments**

A discussion was held and Members commented that the proposed development

being only 15 dwellings on the edge of the town would largely have a negligible impact on the community. However, the following concerns were raised:-

- It was noted that no details concerning the type of properties appear to have been made available.
- The impact of 45 houses being built on a neighbouring site was mentioned. However, it was noted that the Committee was to only comment on the site in question.
- The high elevation of the site was considered and that it was likely the properties at the neighbouring estate (Southwell Close) may be overlooked. Members requested that the map contour lines be checked in respect of the height. Heavy screening between the proposed site and Southwell Close was suggested to help with privacy issues for both sites.
- A scheduled monument on the neighbouring land could be affected by the proposed development and the site under consideration could be of architectural merit. Members requested that when development commenced, there needed to be architectural expert advice as to any measures needed to ensure awareness of this significance.

(Councillor Greenow here re-entered the meeting).

(Councillor Greenow in the chair).

Item No.	Application Reference	Application Summary
3.	16/00290/FUL	Land West of Bowling Green, Leicester Road, Melton Mowbray  Mixed use development comprising 97 dwellings, employment land (B1a), and associated infrastructure

The Head of Communications gave an overview of Planning Application reference 16/00290/FUL and a plan of the site as well as examples of house styles and the office blocks were displayed.

### Committee Comments

A discussion was held, during which it was commented that the layout and type of houses, green areas and areas which could be used for children to play were good. Also the current deficiencies of terraced and semi-detached properties in the area, were addressed by the proposed development. However, Members stated that this did not mitigate their following concerns:-

- The loss of employment land. It was noted that historically, the land was approved for the development of industry, not a mix of commercial and residential properties. Also noted was that for a period of four to five years preceding this planning application, this intention was clearly evidenced through advertising and marketing on the site. Members queried what had caused the decision to develop the site for residential and offices when there was a clear need to encourage business and industrial growth and the local plan should be revisited on this.

Also, it was felt that the proposed 1200ft office space was insufficient to have positive influence on employment growth as there was already empty office space within the town and industrial units were needed not more offices.

Members commented that opposite the site, there was planning permission for another new housing estate and they queried where these new residents would find work if development of land for employment purposes was continually overlooked in favour of development of dwellings.

- The infrastructure was not in place for the amount of residential development proposed by this application as well as other housing estates already approved on Leicester Road and there were not the jobs available locally for the residents who may aspire to live in these proposed homes
- Local transport links were not good and bus routes were limited
- The smell from the sewage works in the area.
- The potential for flooding at the site.
- Noise and disruption of the railway line.

**RESOLVED** that the Committee's comments for the 3 planning applications as listed above form part of the consultation on planning applications 16/00259/REM, 16/00281/OUT and 16/00290/FUL and they be forwarded to the Head of Regulatory Services.

#### T4. URGENT BUSINESS

There was no urgent business.

The meeting which commenced at 18:30, closed at 19:20.

Chairman