

Minutes

Meeting name	Planning Committee
Date	Thursday, 26 September 2019
Start time	6.00 pm
Venue	Parkside, Station Approach, Burton Street, Melton Mowbray, Leicestershire, LE13 1GH

Present:

Chair Councillor M. Glancy

Councillors	P. Chandler	P. Cumbers
	J. Douglas	P. Faulkner
	L. Higgins	E. Holmes
	J. Illingworth	M. Steadman
	A. Hewson (Substitute)	R. Smedley (Substitute)

Officers

- Solicitor To The Council (RP)
- Assistant Director for Strategic Planning and Regulatory Services
- Planning Officer (RN)
- Democratic Services Manager (NT)

Minute No.	Minute
PL135	<p>Apologies for Absence</p> <p>Apologies were received from Cllr P Posnett. Councillor Smedley attended as a substitute.</p> <p>Apologies were received from Cllr P Wood. Councillor Hewson attended as a substitute.</p>
PL136	<p>Minutes</p> <p>Minutes of the meeting held on 29 August 2019 were confirmed subject to an amendment at minute number PL127. The Committee agreed that the revision of Minute Number PL127 would be agreed in consultation with Councillor Higgins and Councillor Glancy, before being signed and approved by Councillor Glancy.</p>
PL137	<p>Declarations of Interest</p> <p>There were no declarations of interest in respect of items to be considered on the agenda.</p>
PL138	<p>Schedule of Applications</p>
PL139	<p>18/01183/FUL</p> <p>Applicant: Crofts Development Limited Location: Land off Colston Lane, Harby Proposal: Erection of 65 dwellings with associated access, landscaping, surface water attenuation and infrastructure.</p> <p>The Assistant Director for Strategic Planning and Regulatory Services addressed the Committee and provided a brief summary of the application. Mr Worley also confirmed the following:</p> <ul style="list-style-type: none"> • A letter of objection had been received from the Ward Member, Councillor Evans; • There had been an updated representation from the Parish Council who still objected on the basis of number of dwellings. The Parish Council had requested a Village Hall contribution which had been accepted by the applicant; • There had been an increase in number of dwellings from that approved at outline stage from 50 units to 65, this scheme would therefore not reflect the Neighbourhood Plan for the area, but the Local Plan would take precedence in this case, being the most recent document; • The comments of the LLFA had been received and recommended conditions where are regarded as necessary and reasonable; • Submissions had been received regarding concerns about car parking provision;

- There had been a revised NHS s.106 request and confirmation that it should be for Long Clawson, the figure quoted in the report was an error and should be revised to £19,706.54.

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Councillor Smedley joined the meeting.

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Pursuant to Chapter 2, Part 9, Para 2.8-2.28 of the Council's Constitution in relation to public speaking at Planning Committee, the Chairman allowed the following to give a 4 minute presentation:

- Mr A Gore (Marrons Planning) – Agent on behalf of the applicant.

Following questions from Members, Mr Gore confirmed:

- Appropriate affordable housing mix had not been decided and the Committee were invited to put forward a proposal;
- Additional information on climate change had been submitted, the text of which was read out to the Committee and would be circulated to members;
- The applicant would consider the provision of additional car parking spaces;
- The applicant would be reluctant to increase the number of affordable homes on the basis of viability;
- The applicant was likely to be on site early in 2020.

During discussion the following points were noted:

- Members were concerned regarding the number of parking spaces in the proposal. Lack of compliance with regard to parking requirements under Neighbourhood Plan Policy T4 could be addressed by attaching a condition in relation to submission of a parking scheme;
- Members raised the lack of provision of bungalows which was identified as a priority in the Neighbourhood Plan;
- Members were keen to see a range of options being available in terms of affordable housing mix.

Councillor Illingworth proposed the recommendations in the report subject to the affordable housing mix being 9 affordable rent, 4 shared ownership, 4 discounted market and 4 starter homes. The additional conditions as reported from the LLFA and in addition subject to the submission of a parking scheme showing a greater level of parking provision and a revision to the site layout to show improved provision of bungalows, to be approved under delegation to the Assistant Director for Strategic Planning and Regulatory Services in consultation with the Chairman of Planning Committee, Cllr Steadman as relevant Ward Member and himself. This was seconded by Councillor Cumbers and became the original motion.

Councillor Steadman proposed an amendment to the motion above that the requirement for the provision of an extra 22 parking spaces be specified. This was seconded by Councillor Holmes.

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The Chairman adjourned the meeting for 5 minutes to consider the procedure with regard to the amendment.

The Chairman re-convened the meeting.

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During debate on the amendment the following points were noted:

- Green space should not be sacrificed in order to provide further parking;
- The neighbourhood Plan had a higher expectation on parking, but the scheme that had been provided by the applicant was in accordance with Highways Standards.
- Provision of additional spaces may require forgoing properties, which in turn may affect the provision of affordable housing.

The Committee voted on the amendment which **FELL** and debate returned to the original motion.

During debate on the original motion the following points were noted:

- Members requested reassurance that all homes would be built to the same standard regardless of designation as affordable homes. The Assistant Director for Strategic Planning and Regulatory Services confirmed that they would all be the same standard.

RESOLVED

18/01183/FUL in accordance with the recommendations set out in the report, that the application be **APPROVED** subject to:

1) Completion of a S106 agreement securing:

- i. Affordable Housing to include 9 affordable rent, 4 shared ownership, 4 discounted market and 4 starter homes;
- ii. Financial contributions towards the provision of:
Education : Primary £267,033.60 Secondary £182,158.17
Travel Packs : £52.85 per pack
Bus Passes : £360.00 per pass
Bus stops furniture: £460.00
- iii. NHS Facilities (Long Clawson Medical Practice): £19,706.54
- iv. A proportionate financial contribution towards the provision of a new village hall for Harby based on the percentage increase in the number of dwellings within the village (£190,692.75).

- 2) Submission of a parking scheme and revised layout to include bungalows to be approved under delegation to the Assistant Director for Strategic Planning and Regulatory Services in consultation with the Chairman of

	<p>Planning Committee, relevant Ward Member and Councillor Illingworth.</p> <p>3) Conditions as set out in Appendix B of the report.</p> <p>4) Additional conditions as recommended by the LLFA</p> <p>(7 in favour, 3 against)</p>
PL140	<p>18/01090/CL</p> <p>The Chairman advised that this item had been withdrawn.</p>
PL141	<p>Urgent Business</p> <p>The Chairman had been advised of the following item of urgent business.</p> <p>The Assistant Director of Strategic Planning and Regulatory Services reported to the Committee the outcome of the independent viability review in relation to application 19/00217/FUL which had been approved at the meeting on 29 August 2019. The report had come back with a calculation that £80,000 should be achievable from the scheme for developer contributions (which was an increase on the sum of £50,000 identified by the developer and which had been offered). The developer has responded by agreeing to pay £80,000 in developer contributions. Members noted that this was an improved position from that which the resolution to grant permission was made at the meeting of 29th August.</p>

The meeting closed at: 7.16 pm

Chair