

Minutes

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| Meeting name | Planning Committee |
| Date | Thursday, 19 December 2019 |
| Start time | 6.00 pm |
| Venue | Parkside, Station Approach, Burton Street, Melton Mowbray, Leicestershire, LE13 1GH |

Present:

Chair Councillor M. Glancy (Chair)

Councillors

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| P. Posnett MBE (Vice-Chair) | P. Chandler |
| P. Cumbers | J. Douglas |
| P. Faulkner | L. Higgins |
| E. Holmes | J. Illingworth |
| M. Steadman | P. Wood |

Officers

- Director for Governance & Regulatory Services
- Legal and Governance Manager
- Planning Development Manager
- Democratic Services Manager
- Democratic Services Officer (SE)

| Minute No. | Minute | | | | | | |
|-------------------|--|-------------------|--------------|------------------|---|------------------|--|
| PL163 | <p>Apologies for Absence There were no apologies for absence.</p> | | | | | | |
| PL164 | <p>Minutes The minutes of the meeting held on 28 November 2019 were confirmed and authorised to be signed by the Chair.</p> | | | | | | |
| PL165 | <p>Declarations of Interest There were no declarations of interest.</p> | | | | | | |
| PL166 | <p>Schedule of Applications</p> | | | | | | |
| PL167 | <p>Application 19/01193/OUT</p> <table border="1" data-bbox="288 801 1433 931"> <tr> <td>Reference:</td> <td>19/01193/OUT</td> </tr> <tr> <td>Location:</td> <td>Field OS 3254, Blacksmith End, Stathern</td> </tr> <tr> <td>Proposal:</td> <td>Residential development for 9 houses</td> </tr> </table> <p>This item was withdrawn from the agenda.</p> | Reference: | 19/01193/OUT | Location: | Field OS 3254, Blacksmith End, Stathern | Proposal: | Residential development for 9 houses |
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| Proposal: | Residential development for 9 houses | | | | | | |
| PL168 | <p>Application 19/00709/FUL</p> <table border="1" data-bbox="288 1120 1433 1462"> <tr> <td>Reference:</td> <td>19/00709/FUL</td> </tr> <tr> <td>Location:</td> <td>Buildings adjacent to The Hall, Hose Lane, Long Clawson</td> </tr> <tr> <td>Proposal:</td> <td>Proposed residential redevelopment of former farm complex comprising the conversion of existing equestrian buildings to form 3 dwellings and the replacement of all non-traditional former agricultural buildings with 3 'self/custom build' homes (in lieu of the 5 new dwellings approved under LPA reference 18/00872/GDOCOU)</td> </tr> </table> <p>The Development Manager addressed the committee and provided a brief summary of the application. Ms Parker also confirmed that updated plans with overlays for current and proposed layouts had been received as requested at the site visit and she presented these to the Committee.</p> <p>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 Chair allowed the following to give a four minute presentation :</p> <p>Mr Nick Baseley, IBA Planning, Agent on behalf of Applicant</p> <p>Following questions from Members, Mr Baseley confirmed the site had authorised equestrian use that had not been implemented.</p> | Reference: | 19/00709/FUL | Location: | Buildings adjacent to The Hall, Hose Lane, Long Clawson | Proposal: | Proposed residential redevelopment of former farm complex comprising the conversion of existing equestrian buildings to form 3 dwellings and the replacement of all non-traditional former agricultural buildings with 3 'self/custom build' homes (in lieu of the 5 new dwellings approved under LPA reference 18/00872/GDOCOU) |
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During discussion the following points were noted:

- The sizes of the housing proposed was not a consideration for the committee as the development was less than the threshold of 10
- There was an affordable housing requirement as identified in the report as the total floor area of the development exceeded the threshold and the applicant had agreed to provide a financial lump sum in lieu of on-site provision
- The lump sum would be calculated as specified in the methodology set out in the Council's Affordable Housing SPD
- There was concern as to the 5 bed properties on the site as it was felt there was a need in the Borough for 2 or 3 bed housing however property market trends were the risk of the developer and not the Committee
- It was considered that Long Clawson was well serviced for affordable housing and the s106 agreement should specify that the contribution be allocated where it was most needed in the Borough and particularly in a rural area
- It was noted that there was existing permitted development for conversion into 5 dwellings under Class Q, Class 3 'Part Q' of the Town and Country Planning (General Permitted Development) Order 2015 which allowed previously abandoned agricultural buildings to be converted into homes
- The contemporary design of the proposal was of merit
- There was concern that the highway authority had made no comments as the site was on the edge of the village, at a bend and had no footpath access
- The Ward Councillor was in agreement with approving the application subject to the s106 agreement specifying that the affordable housing contribution be used in the rural area where it was most needed and not in Long Clawson
- It was noted that the affordable housing contribution would be allocated when the next suitable application was received that met the criteria
- It was mentioned that Bottesford was in need of more affordable housing

RESOLVED

That application 19/00709/FUL be **APPROVED**, subject to a s106 agreement for the provision of a financial contribution in lieu of affordable housing provision on site and the contribution be specifically allocated to affordable housing in the rural area (not Long Clawson), details of which are delegated to the Assistant Director for Growth and Delivery.

(Unanimous)

REASONS

- The agricultural buildings have approval for conversion into five dwellings as Permitted Development (under Class 3 'Part Q' of the Town and Country Planning (General Permitted Development) Order 2015 'the GDPO'. The proposal is to remove these buildings and erect three new-build dwellings instead. This would reduce the number of dwellings on this part of the site and would result in a significant visual improvement to the site with a higher standard of dwelling.

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| | <ul style="list-style-type: none"> • In addition, the equestrian building has permission for two dwellings restricted to occupation by the stable manager and the groom. The proposed conversion of the equestrian buildings into three dwellings would replace the remaining two extant dwellings and 2 holiday lets by the provision of an additional dwelling. • Therefore, there would not be an increase in the number of dwellings overall (9 permitted at present (including the holiday lets); 6 proposed). • A case has been made to demonstrate the extant residential uses are no longer needed and that the proposal would lead to a visual gain with part of the large equestrian building being demolished. |
| PL169 | <p>Urgent Business There was no urgent business.</p> |

The meeting closed at: 6.25 pm

Chair