

# Minutes

<b>Meeting name</b>	<b>Planning Committee</b>
<b>Date</b>	<b>Thursday, 4 June 2020</b>
<b>Start time</b>	<b>6.00 pm</b>
<b>Venue</b>	<b>By remote video conference</b>

## Present:

**Chair** Councillor M. Glancy (Chair)

**Councillors** P. Posnett MBE (Vice-Chair) R. Bindloss  
R. Browne P. Chandler  
P. Faulkner L. Higgins  
E. Holmes S. Lumley  
A. Hewson (Substitute) R. Smedley (Substitute)

**Officers** Assistant Director for Planning and Delivery  
Planning Development Manager  
Locum Planning Solicitor  
Democratic Services Manager  
Democratic Services Officer (SE)

Minute No.	Minute						
PL8	<p><b>Apologies for Absence</b> Apologies for absence were received from Councillors Steadman and Wood.</p> <p>Councillor Smedley was appointed as substitute for Councillor Steadman and Councillor Hewson was appointed for Councillor Wood.</p>						
PL9	<p><b>Minutes</b> It was noted that the minutes of the last meeting held on 28 May 2020 would be presented to the next meeting.</p>						
PL10	<p><b>Declarations of Interest</b> Councillor Posnett declared a personal interest in any matters relating to the Leicestershire County Council due to her role as a County Councillor.</p> <p><u>Application 19/01291/REM – Bypass Road, Asfordby</u> Councillor Browne declared a personal interest in this application as he worked for a national housing association that leased a small number of properties from East Midlands Housing.</p>						
PL11	<p><b>Schedule of Applications</b></p>						
PL12	<p><b>Application 19/01291/REM</b></p> <table border="1" data-bbox="288 1182 1433 1397"> <tr> <td><b>Reference:</b></td> <td>19/01291/REM</td> </tr> <tr> <td><b>Location:</b></td> <td>Field OS 6934, Bypass Road, Asfordby</td> </tr> <tr> <td><b>Proposal:</b></td> <td>Reserved matters submission for a residential development of 55 dwellings to include layout, scale, appearance and landscaping</td> </tr> </table> <p>The Assistant Director for Planning and Delivery addressed the Committee and provided a summary of the application. It was mentioned that there was tandem car parking on some plots and it was queried as to whether there was scope for a condition to redesign these to provide side by side parking, however it was noted any change could affect the drainage layout. Also the Homes England grant was time-limited to 1 August so any amendments to the scheme may not then enable the deadline to be met and funding could be threatened.</p> <p>There was concern on construction traffic in relation to the proximity of the school. It was highlighted that the traffic management plan was not part of the reserved matters application. However there was a condition on the outline submission for the Council to approve the plan and the Ward Councillors and Parish Council could be consulted.</p> <p>Pursuant to Chapter 2, Part 9, Paragraphs 2.8-2.28 of the Council's Constitution in</p>	<b>Reference:</b>	19/01291/REM	<b>Location:</b>	Field OS 6934, Bypass Road, Asfordby	<b>Proposal:</b>	Reserved matters submission for a residential development of 55 dwellings to include layout, scale, appearance and landscaping
<b>Reference:</b>	19/01291/REM						
<b>Location:</b>	Field OS 6934, Bypass Road, Asfordby						
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relation to public speaking at Planning Committee, the Chair allowed the following to give a 3 minute presentation:

- Councillor Mal Sheldon, Asfordby Parish Council

In response to a Member question, Councillor Sheldon advised that he would prioritise drainage over tandem parking as there had been previous flooding issues in the area.

- Simon Atha, Agent, Cerda

In response to a Member question, Mr Atha explained that the affordable housing mix had been determined following discussions with East Midlands Housing and Planning Officers and was based on local housing need, waiting lists etc. It was felt that shared ownership and affordable rent met these needs. Members felt there were other options such as starter homes and it was asked whether the affordable housing mix could be changed at this stage and Mr Atha responded that this would not be possible.

Regarding landscaping, Mr Atha advised that the landscaping plans went above and beyond in enhancing what was already on the site.

It was noted that flood risk was detailed in the report and had been addressed at outline stage.

The Democratic Services Manager reported that Ward Councillor Steve Carter had requested to speak since the meeting had started. The Chair was in favour of him speaking subject to the agreement of the other Ward Councillor to share the 3 minute allocation to the Ward Councillor(s). Ward Councillor Ronnie de Burle explained that he had booked to speak in advance and in accordance with the public speaking scheme and had prepared a speech that would take up the full 3 minutes allocation.

- Councillor Ronnie de Burle, Ward Councillor spoke on the application

With regard to concern on construction traffic and the site management arrangements it was noted that there would be consultation with the Ward Councillors and Parish Councillors and this would take place outside of this meeting as was not part of the reserved matters application.

Following support from Committee Members for Ward Councillor Carter to speak at the meeting, it was agreed by show of hands that procedure rules be suspended to allow him to speak.

- Councillor Steve Carter, Ward Councillor spoke on the application

Following a show of hands in favour, it was agreed that procedure rules be resumed.

Mr Worley confirmed that access had already been approved for the site and was not part of this application. It was noted that following a public meeting in January

various highways matters had been submitted to the Parish Council which had unfortunately been lost in the Parish Council's Office and therefore not shared with Parish Councillors.

During discussion the following points were noted:

- The application met the criteria of the Local Plan and was in line with the NPPF, the design was acceptable and the Ward Councillors and Parish Council were in agreement with the design and layout. The development would benefit the village and bring much needed affordable housing. It was positive that the Parish Council and Ward Councillors could have some involvement in the traffic and access issues after the meeting
- The safety issues around the construction traffic near the school were being addressed through the traffic management plan
- Tandem parking, at least on the corner plot, was to be raised by Mr Worley with the applicant
- Member would like to see more affordable housing options such as starter homes and requested officers to pursue this with future applications
- Drainage on the site should be a priority due to previous flooding events
- The road needed to be wide enough for double parking as well as ensuring access for emergency vehicles. It was noted as being 5.5 metres which was the adoptable standard
- There was no car parking for visitors but many plots had extra parking provision
- Open spaces would be maintained through the Section 106 agreement or by agreement with local residents and the developer would provide a plan to the Council on how this would work
- The landscaping would help with noise pollution from the bypass
- Provision of water supply would have been consulted on at the outline stage and the supplier would have advised if there was an issue

Councillor Browne proposed to approve the application with a request that the applicant and officers look to redesign the tandem parking particularly on the corner plot. Councillor Higgins seconded.

### **RESOLVED**

That application 19/01291/REM be **APPROVED** subject to

- (1) consideration to redesign the tandem parking on the corner plot;
- (2) the conditions as set out in Appendix C;
- (3) completion of a variation to the Section 106 agreement to amend the affordable housing provision to an on site provision and the removal of the off site affordable housing contribution only.

(Unanimous)

### **REASONS**

The proposal accords with the requirements of Policies SS1 and SS2 which emphasise the need to provide housing in locations that can take advantage of

sustainable travel and make appropriate provision for parking and ensure that there is not a significant impact caused to the Highway network.

Asfordby is a 'Service Centre' in the Local Plan, with housing allocations of 225 dwellings. This site is a housing allocation identified by Policy C1 (A) as ASF2 and is suitable for accommodating 55 dwellings.

The site has outline planning permission including access. There are no objections from the Local Highway Authority, County Ecologist, Archaeologist or the Lead Local Flood Authority subject to conditions. The development is in keeping with the character of the area and would not have a significant impact on neighbouring residential amenity. Contributions towards improvements to infrastructure can mitigate the impact of development and affordable housing is provided in excess of the policy requirement.

PL13

**Application 20/00306/FUL**

<b>Reference:</b>	20/00306/FUL
<b>Location:</b>	2 Vaughan Avenue, Bottesford
<b>Proposal:</b>	Proposed 3 bedroom bungalow with integral garage

The Planning Development Manager addressed the Committee and provided a summary of the application.

Pursuant to Chapter 2, Part 9, Paragraphs 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 3 minute presentation:

- Richard Colchester, Objector

It was noted that the impact on the objector was accumulative with neighbouring developments.

During discussion the following points were noted:

- The application was felt to be 'garden grabbing' and not within the building line
- The close proximity to the supermarket meant that customer parking would be an issue to the front of the property
- The materials were too contemporary for the sixties style development and was in contrast to the existing street scene. The Planning Development Officer advised that materials were subject to condition 7 and samples would be requested
- The development was too close to the neighbouring 'host' property and felt too small for the plot site
- It was felt that refusal could be justified under Policy D1, the design not fitting the area
- With regard to the building line, it was noted that Policy D1 allowed for the property to fit into its location and there was no exact rule on where this should be
- It was felt that a 3 bed bungalow could bring at least 3 cars and there was not enough space for these on the site which could impact on roadside parking and this could contribute to restricting emergency access to the estate

- There was a suggestion for a smaller proposal to be put forward
- It was felt that the application be refused due to being out of character with the area, over development of the site under Policy D1 and deficiency in garden and parking provision.

Councillor Holmes proposed to refuse the application. Councillor Glancy seconded.

**RESOLVED**

That application 20/00306/FUL be **REFUSED** due to being out of character with the area, over development of the site under Policy D1 and deficiency in garden and parking provision.

(Unanimous)

PL14	<p><b>Development Management Performance - Quarter 4 2019-20</b></p> <p>The Development Manager presented the Assistant Director for Planning and Delivery's report which advised the Committee of current national performance indicator outcomes related to the determination of planning applications for Quarter 4 (January to April 2020). It also covered appeal results in the period concerned and section 106 agreements.</p> <p>The team was congratulated for meeting its targets over the past year and the Chair, Vice Chair and Committee's role in those achievements was also recognised.</p> <p>By show of hands, the report was noted.</p>
PL15	<p><b>Urgent Business</b></p> <p>There was no urgent business.</p>

The meeting closed at: 7.55 pm

Chair