

Minutes

Meeting name	Planning Committee
Date	Thursday, 25 June 2020
Start time	6.00 pm
Venue	By remote video conference

Present:

Chair Councillor M. Glancy (Chair)

Councillors

P. Posnett MBE (Vice-Chair)	R. Bindloss
R. Browne	P. Chandler
P. Faulkner	L. Higgins
E. Holmes	R. Smedley
M. Steadman	P. Wood

Officers

- Assistant Director for Planning and Delivery
- Locum Planning Solicitor
- Planning Development Manager
- Democratic Services Manager
- Democratic Services Officer (CR)

Minute No.	Minute
	<p>Chair's Introduction</p> <p>The Chair welcomed everyone to the Planning Committee meeting. She introduced Members and Officers and referred to the public speakers who would be speaking on individual applications.</p> <p>It was confirmed that all Members present could hear and see the proceedings and Members could also see the Chair and each other. The Chair explained that Members would use the functionality of the software to raise their hands to speak and each Member would be asked in turn for their vote at the appropriate time.</p> <p>The Chair explained that should the remote conferencing connection be lost, there would be an adjournment.</p> <p>She advised that the meeting would be recorded and live-streamed on You Tube.</p>
PL16	<p>Apologies for Absence</p> <p>There were no apologies for absence.</p>
PL17	<p>Minutes</p> <p>The minutes of the meeting held on 28 May 2020 were confirmed and authorised to be signed by the Chair.</p> <p>The minutes of the meeting held on 4 June 2020 were confirmed and authorised to be signed by the Chair.</p>
PL18	<p>Declarations of Interest</p> <p>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>Planning Appeal : Application 19/00741/FUL - Field OS 4011, Tofts Hill, Stathern</u> Councillor Browne wished to put on record that David Mell, who was listed to speak on this appeal was a work associate. However, there was no close association between himself and Mr. Mell and therefore, no personal interest to declare. Councillor Brown confirmed that he approached the appeal with an open mind and would participate in the debate.</p> <p><u>Planning Appeal : Application 19/00741/FUL - Field OS 4011, Tofts Hill, Stathern</u> Councillor Steadman advised that she would speak on behalf of the residents of Stathern, as Ward Member and would not participate in the debate on this appeal.</p>
PL19	<p>Schedule of Applications</p>
	<p>Councillor Steadman left the meeting</p>

Planning Appeal : Application 19/00741/FUL

Reference:	19/00741/FUL
Location:	Field OS 4011, Tofts Hill, Stathern
Proposal:	Demolition of 2 existing dwellings and a barn, and their replacement with 9 new dwellings and associated private access driveways

The Assistant Director for Strategic Planning and Delivery addressed the Committee, advising that yesterday, the Planning Inspectorate had notified the Council of their intention to consider a recently submitted ground condition survey, in relation to this appeal. Today, it had been confirmed that the Council had until the 23 July to examine the survey and pass comments onto the Planning Inspectorate.

The Assistant Director for Strategic Planning and Delivery advised Members that they had the option to defer the appeal to a future meeting of the Committee, which would enable comprehensive consideration of all the issues in one sitting, rather than dealing with some issues this evening and not being in a position to conclude upon the grounds survey information.

The Chair proposed to defer the appeal, commenting that a deferral was well justified, as the survey needed to be independently reviewed and verified. Councillor Higgins seconded.

It was noted that the Council would commission an independent person to examine the ground survey.

RESOLVED

That planning appeal : application 19/00741/FUL be **DEFERRED** to a future meeting of the Committee to allow the ground survey received from the Planning Inspectorate to be independently examined.

(10 in favour, 1 abstention)

The Chair apologised to the speakers for the deferral and thanked them for attending and that she looked forward to hearing from them when the application returned to the Committee.

Councillor Steadman returned to the meeting

Reference:	20/00421/FUL
Location:	Field OS 8900, Folville Street, Ashby Folville
Proposal:	Use of land for the siting of two Habitat Park Homes to form two single storey semidetached dwellings.

The Planning Development Manager addressed the Committee and provided a updated summary of the application. It was noted that permission had previously been granted in respect of appearance, detailing and choice of materials but a different method of construction was being proposed.

The Planning and Development Manager highlighted that a revised site plan showed an increased parking turning area, which enabled 2 vehicles to reverse out, side by side.

The Planning and Development Manager advised that there were no concerns raised by officers to this proposal and it was recommended for approval subject to the amended plans, which had been received.

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 Taylor, in favour

In response to a Member question, Mr. Taylor confirmed that the proposed method of construction comprised of a factory built modular timber frame, which would be constructed on site, with builders continuing construction to the plans previously submitted and approved by the Committee.

In response to a Member question, Mr. Taylor confirmed that the dwellings were of similar design to surrounding properties and were in-keeping with the area.

During discussion the following points were noted:

- The importance of the design being in-keeping with the surrounding conservation area and listed buildings was noted. Members agreed that the proposed design was acceptable.
- The site was not too close to a road, which experienced a high level of traffic and it was positive that the parking issue was being addressed through the increased turning area.
- The dwellings would provide additional housing stock within the village.
- It was positive that the proposed dwellings would be built to last 100 years.
- Members were in agreement that they would like to visit the development when construction had been completed.

Councillor Higgins proposed to approve the application. Councillor Browne seconded.

RESOLVED

That application 20/00421/FUL be **APPROVED** subject to the amended plans, which had been received.

(Unanimous)

REASONS

The proposal would be acceptable in principle as the development would result in changes to an already approved and extant planning permission for two dwellings.

The proposal would have the same appearance, siting and design detailing as previously approved and as such would be considered acceptable in terms of the impacts upon the character of the area and heritage assets. Parking and landscaping proposed is the same as previous and is considered acceptable.

PL22

Application 20/00370/FUL

Reference:	20/00370/FUL
Location:	30 Winster Crescent, Melton Mowbray
Proposal:	Proposed first floor extension to dwelling

The Planning Development Manager addressed the Committee, providing a brief summary of the application and advising Members that the applicant was a member of staff. There were no concerns raised by officers to this proposal and it was recommended for approval.

In response to a Member question, the Planning Development Manager confirmed that the application was before Members only because the applicant was a staff member and therefore it was a constitutional requirement to bring the application to the Committee, it would otherwise be dealt with under officer delegated authority.

During discussion the following points were noted:

- The application was a 'standard application and the proposed extension had the same footprint as the existing ground floor.

Councillor Steadman proposed to approve the application. Councillor Faulkner seconded.

RESOLVED

That application 20/00370/FUL be **APPROVED**.

(Unanimous)

REASONS

The proposal, by reason of siting and design, would result in a development that would be sympathetic to the character of the area, thus having no adverse impact on the visual amenity of the site and the street scene given the modest addition and set back from the principle elevation. The minimal width of the proposal, ensures the addition appears subservient to the existing dwelling.

The proposal retains the existing set in from the side boundary (north-west) of the site, allowing for pedestrian access to the rear of the property and providing a visual break between the proposal and the boundary of the site.

The proposed development would not have a detrimental impact on neighbour amenity due to the separation distance and orientation of proposed fenestration and the use of matching materials would ensure the development does not appear out of keeping with the dwelling and respects the wider character of the area. The proposed development would therefore accord to Policy D1 of the Melton Local Plan and the overall aims of the National Planning Policy Framework 2019.

PL23

Urgent Business

There was no urgent business.

The meeting closed at: 6.45 pm

Chair