

Minutes

Meeting name	Planning Committee
Date	Thursday, 15 February 2024
Start time	6.00 pm
Venue	Parkside, Station Approach, Burton Street, Melton Mowbray, Leicestershire, LE13 1GH

Present:

Chair Councillor A. Thwaites (Chair)

Councillors

J. Mason (Vice-Chair)	P. Allnatt
I. Atherton	S. Atherton
P. Cumbers	M. Glancy
M. Gordon	L. Higgins
D. Pritchett	A. Freer (Substitute)

Officers

- Assistant Director for Planning
- Planning Development Manager
- Senior Solicitor (TP)
- Senior Planning Officer (AC)
- Planning Officer (AGC)
- Planning Officer (HW)
- Democratic Services Officer (HA)
- Democratic Services Officer (SE)

Minute No.	Minute
PL58	<p>Apologies for Absence An apology for absence was received from Councillor Ronan Browne and Councillor Alison Freer was in attendance as his substitute.</p>
PL59	<p>Minutes The Minutes of the meeting held on 5 December 2023 were confirmed as a true record.</p>
PL60	<p>Declarations of Interest Minute 63 – Application 23/00808/FUL – Upper Grange Farm, Gibsons Lane, Old Dalby</p> <p>Councillor Glancy declared an interest in the above application which related to a possible perception of negative bias and therefore would leave the meeting for this item.</p> <p>Councillor Cumbers declared an interest in the above application relating to a possible perception of negative bias and therefore would leave the meeting for this item.</p> <p>Councillor Higgins declared an interest in the above application relating to a possible perception of negative bias and therefore would leave the meeting for this item.</p>
PL61	<p>Schedule of Applications</p>
PL62	<p>Application : 22/01174/DIS Location : Land opposite 1 and 10 Station Lane, Old Dalby Proposal : Discharge condition 3 (viability assessment/affordable housing) of the outline planning permission reference 17/00397/OUT</p> <p>The Chair stated that the Ward Councillor, Councillor Joe Orson, had advised that he had a personal and pecuniary interest in this application and therefore would not be addressing the committee as the Ward Member.</p> <p>The Planning Officer (HW) addressed the committee and provided a summary of the application. She advised that a viability assessment had been submitted which determined that the scheme would not be viable with the full affordable housing contribution, but it would be possible to provide a reduced off-site contribution of £12,210 which would equate to half an affordable unit which the applicant had agreed to pay. It was therefore recommended that condition 3 be discharged.</p> <p>There were no public speakers.</p>

Members had concerns that the affordable housing allocation could be lost for the rural area should the local connection cascade criteria be not applied.

Councillor Glancy proposed the recommendation within the report be approved with an additional legal agreement for the local connection cascade criteria to be applied. Councillor Allnatt seconded the motion.

RESOLVED

(1) That condition 3 is discharged (affordable housing scheme) with an off-site commuted sum of £12,210 towards affordable housing provision in the Borough;

(2) That there be a legal agreement added for the local connection cascades criteria to be applied.

(Unanimous)

REASONS

The reasons for approval were as outlined in the report.

(Councillor Higgins requested it be recorded that he had voted in favour of the application.)

PL63

Application : 23/00808/FUL

Location : Upper Grange Farm, Gibsons Lane, Old Dalby

Proposal : Proposed replacement dwelling and new garage

(Councillors Cumbers, Glancy and Higgins left the meeting due to their interests declared at Minute PL60.)

The Planning Officer (AGC) addressed the committee and provided a summary of the application.

He advised that the applicant was a member of the Council therefore the Constitution required the application be determined by the Planning Committee.

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

- Trevor Muir, Architect and Agent

Appreciation was expressed for the clarity of the report.

Councillor Allnatt proposed the recommendation within the report be approved. Councillor Siggy Atherton seconded the motion.

RESOLVED

That the application be approved subject to conditions as set out in section 10 of the report.

(Unanimous)

REASONS

The reasons for approval were as outlined in the report.

(Councillors Cumbers, Glancy and Higgins here re-joined the committee.)

PL64

Urgent Business

There was no urgent business.

The meeting closed at: 6.39 pm