

Minutes

Meeting name	Planning Committee
Date	Thursday, 6 June 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	D. Pritchett
A. Freer (Substitute)	R. Sharp (Substitute)

Officers

- Assistant Director for Planning
- Planning Development Manager
- Legal Services Manager
- Senior Planning Officer (AC)
- Planning Officer (AS)
- Senior Democratic Services and Scrutiny Officer
- Democratic Services Officer (SE)
- Democratic Services Officer (CB)

Minute No.	Minute
PL1	<p>Apologies for Absence Apologies for absence were received from Councillors Browne and Higgins.</p> <p>Councillor Freer was appointed as substitute for Councillor Browne and Councillor Sharp was appointed as substitute for Councillor Higgins.</p>
PL2	<p>Minutes</p> <p>Application 23/01159/FUL – Land off Ashby Road, Twyford Councillor Gordon requested that her vote against the decision for the above application be recorded and this be added to the minutes.</p> <p>Subject to the foregoing, the Minutes of the meeting held on 14 May 2024 were approved as a true record.</p>
PL3	<p>Declarations of Interest There were no declarations of interest.</p>
PL4	<p>Schedule of Applications</p>
PL5	<p>Application 23/00479/FUL Location: Field OS8695, Brooksby Road, Hoby Proposal : One detached dwelling with associated access and landscaping</p> <p>The Planning Officer (AS) addressed the committee and provided a summary of the application together with putting forward an additional condition as follows:</p> <p>‘No development shall commence on site until such time as the existing and proposed ground levels of the site and proposed finished floor levels including full finished site sections showing the development and site have been submitted to and agreed in writing by the Local Planning Authority. The development shall then be implemented in accordance with the approved details.</p> <p>Reason: To ensure that the development minimises the risk of flooding elsewhere and to safeguard against adverse effects on the landscape character of the area in accordance with policies D1, EN6 and EN11 of the Melton Local Plan and Neighbourhood Plan Policies 1, 8 and 14.’</p> <p>Following the presentation, Members asked questions for clarification.</p> <p>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:</p>

- Councillor James Falconer Smith, Hoby with Rotherby Parish Council
- John Coleman, Objector
- Jacqueline Jackson, Planning Consultant, Marrons
- Councillor Ronan Browne, Ward Councillor

During debate the following points were raised:

- It was put forward that Hoby was an unsustainable village with no support or regular transport services and therefore under policy SS3, development should not be approved
- It was mentioned that the Planning Inspector had advised that the principle of development was acceptable as the site was on the edge of the village which aligned with the Neighbourhood Plan Policy 14
- The most recent housing needs survey had said there was a need for at least 4 new homes in the Parish of Hoby with Rotherby and Brooksby forming the wider Parish area
- It was felt that the speakers had provided local knowledge and evidence that the site flooded which did not appear to align with the statutory response and risk rating therefore some Members were uncomfortable to approve unless there were mitigating circumstances
- There was concern at the hydrology of the site and the impact of the construction as well as the materials needing to be approved prior to construction
- There was a suggestion for a wide culvert to be built to help the drainage of the site and it was noted that this was outside of the Committee's remit
- The Planning Development Manager advised that most flooding concerns could be addressed by conditions

Due to concerns regarding the risk of flooding and the potential impact on others, an amendment to condition 10.14 was put forward as follows:

‘Prior to the commencement of the development hereby permitted a scheme for the disposal of foul and surface water shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate that the development does not increase the risk of flooding elsewhere by ensuring that the run off from the site does not exceed greenfield run-off rates. The development must not be occupied or first brought into use until the drainage scheme has been implemented and completed in accordance with the approved details.

Reason: To include both policies EN11 and EN12 of the Melton Local Plan.’

Councillor Thwaites proposed the recommendation in the report including the new condition as outlined within the presentation and the amended condition 10.14, both of which are as set out above, along with amending condition 10.3 so that materials are submitted prior to commencement of development. Councillor Mason seconded the motion.

RESOLVED

That the application be approved subject to the conditions in the report as

well as the new condition as outlined within the presentation and the amended condition 10.14 and 10.3 as set out above.

(7 For, 4 Against, 0 Abstentions)

(Councillor Gordon requested that her vote against the decision be recorded.)

REASONS

The reasons for approval were as outlined in the report.

PL6

Urgent Business

There was no urgent business.

The meeting closed at: 7.40 pm