

Minutes

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| Meeting name | Planning Committee |
| Date | Thursday, 14 June 2018 |
| Start time | 6.00 pm |
| Venue | Parkside, Station Approach, Burton Street, Melton Mowbray, Leicestershire, LE13 1GH |

Present:

Chair Councillor J. Illingworth (Chair)

Councillors

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|-------------------------|-------------------------|
| P. Posnett (Vice-Chair) | P. Baguley |
| T. Bains | P. Cumbers |
| P. Faulkner | M. Glancy |
| T. Greenow | E. Holmes |
| L. Higgins (Substitute) | A. Pearson (Substitute) |

Observers

Officers

- Assistant Director for Strategic Planning and Regulatory Services
- Planning Officer (GBA)
- Planning Officer (JL)
- Administrative Assistant (KS)

| Minute No. | Minute |
|------------|---|
| PL7 | <p>Apologies for Absence Cllr Rhodes, substituted by Cllr Pearson Cllr Botterill, substituted by Cllr Higgins</p> |
| PL8 | <p>Minutes Minutes of the meeting held on 24.05.18</p> <p>Approval of the minutes was proposed by Cllr Posnett and seconded by Cllr Greenow. It was unanimously agreed that the Chair sign them as a true record.</p> |
| PL9 | <p>Declarations of Interest Cllr Higgins stated that as he is Ward Councillor for Somerby, he would abstain from the vote on application 16/00615/OUT</p> |
| PL10 | <p>Schedule of Applications The Chair asked Members if they would take Item 6 first. This was proposed by Cllr Higgins and seconded by Cllr Holmes. It was unanimously decided that Item 6 would be discussed first.</p> <p>Item 6: 18/00001/TPOMBC: Village Green, High Street, Waltham on the Wolds</p> <p>(a) The Assistant Director of Strategic Planning and Regulatory Services presented the report.</p> <p>(b) Martin Lusty, on behalf of the Parish Council, was invited to speak and stated that:</p> <ul style="list-style-type: none"> • Neighbourhood Plan established green as important setting • Setting of 5 listed buildings • Trees out of setting • Continuous expense to maintain • Out of scale • Overgrown and interfere with heritage setting <p>A Cllr asked how all members of the Parish Council felt.</p> <p>Mr Lusty stated that it was a unanimous vote.</p> <p>Cllr Holmes stated that she would prefer to confirm the TPO and lop only the lower branches. Cllr Holmes proposed to confirm the TPO.</p> <p>Cllr Baguley seconded the proposal and stated that the trees are an important part of the street scene.</p> <p>A Cllr stated that they agreed with the Parish Council. To confirm the TPO would</p> |

cause more issues in the future. Suggested that if the trees are removed the Ward Cllr and community should be worked with on the replacement.

A Cllr had concerns on the trees growing taller and if remedial work had to be done such as cutting the top of the trees, they would look ugly.

A Cllr stated that they would be expensive to take down.

A vote to confirm the TPO was taken. 2 Members voted in favour, 8 Members voted against, and 1 Member abstained.

Cllr Posnett proposed to accept the officer's recommendation.

Cllr Greenow seconded the proposal.

A vote was taken. 9 Members voted in favour. 2 Members voted against.

DECISION: That the Tree Preservation Order should not be confirmed.

PL10.1

17/01577/OUT

Applicant: Davidson Homes And Mr McNulty

Location: The Old Clay Pit, Grantham Road, Bottesford

Proposal: Outline application (access included) for residential development of up to 40 dwellings

(a) The Assistant Director of Strategic Planning and Regulatory Services presented the report and provided an update as follows:

- It had been deferred to undertake a site visit which took place Monday, noting the extent of vegetation, the point of access, presence of knotweed and the proximity and slope towards the river
- The applicant has provided further detail of the site investigation work they carried out and this has been added to the report on its second page
- Regarding enquiries about compaction owing to the former use of the site, a Geo Technical report has identified that there is such a risk and therefore measures need to be included in the foundation design to reach the underlying strata. This would take the form of more detailed surveys leading to identification where piled foundations and a backfill is needed, and suspended floors to allow for escape of ground gases.
- Affordable Housing is proposed at 32% rather than 37% as stated, in order to be in accurate compliance with the Local Plan Policy requirement.

(b) Bob Bayman, on behalf of the Parish Council, was invited to speak and stated that:

- The PC has changed its position on the application since it submitted

its written comments

- Development has changed from 1 combined site between 2 developers to 2 separate sites
- Compaction problem
- Contamination issues
- Knotweed issue has not been addressed
- Affordable homes decreased from 37% to 32%

A Cllr asked how the site is separated and stated that the Committee is not judging the entrance and all other factors, however suggested that it could be conditioned for the full application.

Cllr Bayman explained that 2 sites had been put in separately but the Local Plan had brought them together, which is better. There is no link between the two. There should be one entrance into one site.

(c) Joyce Farnese, on behalf of Mrs Woollard (objector), was invited to speak and stated that:

- The site was formally a landfill tip
- There are contaminants on site
- Knotweed present and impossible to eradicate
- Vehicles on site pass through and deposit throughout village
- Instability of tip contents requires piling
- Soil needs to be removed for building disturbing toxins
- Corby case – toxins and contamination caused limb deficiencies in unborn children

(d) Jamie Pyper, the agent, was invited to speak and stated that:

- Client sought to engage with landowner of adjacent land however they are not willing to engage
- Collaboration could be made in the future
- With appropriate mitigation the site can be built upon with no issues with contamination
- Environment Agency satisfied
- Conditions can be added
- Knotweed treatment is in hand and can be conditioned
- 32% affordable housing is in accordance with policy

A Cllr asked if the 32% affordable housing will be dependant on site cleaning and if there would be an impact.

Mr Pyper stated that the figure had been decided on an informed basis and is viable, and the client is prepared to deliver 32%.

The developer was asked if they were committed to delivering 32% affordable housing. They confirmed that they were.

A Cllr asked for confirmation that remedial works have been started on the

knotweed.

Mr Pyper stated that works are due to start this month.

A Cllr asked for confirmation that the treatment would be complete before building work.

Mr Pyper stated that it would have to be as there is a condition that the site must be cleared of all knotweed.

A Cllr asked how deep the pit is and how deep piling would be.

Mr Pyper stated that the application is outline and those details would be submitted at the reserved matters stage. Until the layout is confirmed location of piling cannot be confirmed.

The Assistant Director of Strategic Planning and Regulatory Services stated that although the Local Plan addresses the site as a single site it is not yet adopted. The application is in outline and the indicative plan may not look the same at a later stage. The knotweed can be resolved as on other sites and does not have to be eradicated completely before works commence. In terms of the Corby case, they were guilty of negligence because they did not consider impact of contamination – we believe we are providing the necessary diligence in this case. The depth of piling is referred to on page 2 of the report with 5.4m being the deepest.

Cllr Higgins proposed to permit the application provided that 32% affordable housing is insisted on, and there is a mix of 2 and 3 bed homes. The contaminants can be chemically cleaned up and conditions need to be enforced and monitored.

Cllr Cumbers seconded the proposal and asked for the inclusion of a play area.

Cllr Higgins accepted this.

The Chair asked to include the conditioning of working and delivery hours.

Cllr Higgins accepted this.

A Cllr asked if there would be an education contribution.

The Assistant Director of Strategic Planning and Regulatory Services stated that a full contribution will be made via s106 as per the report.

Cllr Higgins stated that linking the two sites would be better and added that a condition be included requiring a link between the sites depending upon the coordination between the parties concerned (wording delegated to the Assistant Director of Planning and Regulatory Services, depending on the circumstances).

A vote was taken and it was unanimously decided that the application should be

approved.

DECISION: PERMIT, subject to:

(a) The completion of an agreement under s 106 for the quantities set out in the above report to secure:

- Contribution for the improvement to library facilities.
- Contribution to facilitate the increased capacity of Bottesford Belvoir High School
- Contribution to sustainable transport options
- Contribution to maintenance of open space
- The provision of affordable housing at 32%, including the quantity, tenure, house type/size and occupation criteria to ensure they are provided to meet identified local needs
(all as set out in the report)

(b) the conditions set out in the report;

(c) additional conditions requiring:

- a housing mix with significant proportion of 2 and 3 bedroom dwellings
- Limitations on working and delivery hours;
- The inclusion of a play area;
- a link between the sites depending upon the coordination between the parties concerned (wording delegated to the Assistant Director of Planning and Regulatory Services, depending on the circumstances)

REASONS: This application presents some affordable housing that helps to meet identified local needs. Accordingly, the application presents a vehicle for the delivery of affordable housing of the appropriate quantity, in proportion with the development and of a type to support the local market housing needs. Bottesford is considered to be a highly sustainable location having access to employment, health care facilities, primary and secondary education, local shops, and regular bus and train services. It is considered that these are material considerations that weigh in favour of the application.

There are a number of other positive benefits of the scheme which include surface water management in the form of a sustainable drainage system.

Balanced against the positive elements are the specific concerns raised in representations, particularly the development of the site from its green field state and the impact on the character of the rural village.

On the balance of the issues, there are significant benefits accruing from the proposal when assessed as required under the guidance in the NPPF in terms of housing supply and affordable housing in particular. The balancing issues – development of a green field site and impact upon character are considered to be of limited harm.

This is because, in this location, the character of the site provides potential for sympathetic design, careful landscaping, biodiversity and sustainable drainage opportunities, the site is also allocated for development in the submitted Melton Local Plan.

PL10.2

17/00250/OUT

Applicant: Mr H Daybell

Location: Daybells Farm, Bottesford

Proposal: Outline application for the erection of 18 dwellings and associated infrastructure.

(a) The Planning Officer (JL) presented the report.

(b) Bob Bayman, on behalf of the Parish Council, was invited to speak and stated that:

- Provision of smaller homes is welcomed
- Close to heart of village and amenities
- Footpath will be maintained
- 41 homes too many, should be agreed at current state

(c) Danny O'Connell, an objector, was invited to speak and stated that:

- Adverse impact on neighbouring properties
- High density
- Neighbouring properties overlooked
- Distance less than 17m
- Too small an area
- Limited garden amenity space
- Defer application to prepare revised site plan
- No. of dwellings should be decreased

A Cllr asked the location of neighbouring houses from the location boundary.

Mr O'Connell stated it was 12m in some cases.

(d) Herbert Daybell, the applicant, was invited to speak and stated that:

- Low density proposal
- Footpath remains
- Landscaped amenity area
- Central location near local amenities
- No concerns from technical consultees
- Highways satisfied
- Addresses needs of village
- Mix of bungalows and houses, and affordable homes

A Cllr asked how the neighbours' boundary concerns can be satisfied.

Mr Daybell stated that the application is indicative and can be revised.

A Cllr asked if a play area was included.

Mr Daybell confirmed he was happy to include one.

The Planning Officer (JL) stated that the housing mix and layout is not finalised and condition 4 stated that the reserved matters application needs to provide a mix of size and type. The layout is only indicative and needs to be confirmed.

The Assistant Director of Strategic Planning and Regulatory Services stated that there is no requirement in law to demonstrate the capacity but the decision needs to be reasonable so we need to be satisfied the quantity can be accommodated, whether or not by the indicative layout. The Committee can use its judgement to determine if the site is capable of providing 18 dwellings.

Cllr Holmes proposed to permit the application as the site is close to amenities.

Cllr Posnett seconded the proposal to permit as it is well thought out and the closeness to amenities is what is needed.

A Cllr had concerns on the affordable housing and the size of the properties.

The Assistant Director of Strategic Planning and Regulatory Services stated that housing associations only take on houses built to prescribed standards.

A Cllr asked for clarification on the figures for education as it was previously 672 places but is now 720.

The Planning Officer (JL) stated that the updated figures were received that day. They have moved on because of other permissions granted in the intervening period.

A Cllr asked if the proposer and seconder would consider adding a condition to find a solution for the neighbouring properties as the gardens are too close and this will affect the amenity of those properties. It is also important to have a good housing mix.

The Assistant Director of Strategic Planning and Regulatory Services advised that a condition could be applied stating the reserved matters application must not show any houses within 10m of the boundary.

A Cllr asked if a play area could be included.

A Cllr responded that there is a football field and play area within a few yards, and a big play area within 30/40 yards of the development.

A Cllr asked if condition 4 regarding the housing mix could be strengthened and refer specifically to 2 and 3 bed homes.

Cllr Posnett stated that she did not think this was necessary and could be looked into at reserved matters stage.

A vote was taken and it was unanimously decided that the application should be approved.

DECISION: PERMIT, subject to:

(a) The completion of an agreement under S106 for the following:

- (i) Affordable housing provision for 7 units.**
- (ii) Contribution to facilitate the increased capacity of Bottesford Belvoir High School of £53,807.27**

(b) Conditions, as set out in the report

REASONS: This application presents some affordable housing that helps to meet identified local needs. Accordingly, the application presents a vehicle for the delivery of affordable housing of the appropriate quantity, in proportion with the development and of a type to support the local market housing needs. Bottesford is considered to be a highly sustainable location having access to employment, health care facilities, primary and secondary education, local shops, and regular bus and train services. It is considered that these are material considerations that weigh in favour of the application. In addition to this, the application site forms part of BOT1, a proposed allocated site in the emerging Local Plan and will help to deliver housing in the Borough.

There are a number of other positive benefits of the scheme which include surface water management in the form of a sustainable drainage system.

It is considered that balanced against the positive elements are the specific concerns raised in representations, particularly the development of the site from its green field state and the impact on the character of the rural village.

In conclusion it is considered that, on the balance of the issues, there are significant benefits accruing from the proposal when assessed as required under the guidance in the NPPF in terms of housing supply and affordable housing in particular. The balancing issues – development of a green field site and impact upon character are considered to be of limited harm.

This is because, in this location, the character of the site provides potential for sympathetic design, careful landscaping, biodiversity and sustainable drainage opportunities, the site is also allocated for development in the submitted Melton Local Plan.

PL10.3

17/01549/FUL

The Committee had a break at 7.42pm and reconvened at 7.47pm

Applicant: Mrs Cheryl Hibbert and Mr Christopher Greasley

Location: Land off Station Road, Bottesford

Proposal: Erection of 4no dwellings (amended layout and house types)

- (a) The Planning Officer (GBA) presented the report and stated that:
Just one update on this one is that a full response from the LCC highways team has now been obtained that finds the amendments are acceptable and request their standard conditions be applied on ensuring the access is implemented as agreed.

The following proposal is a full application for four houses on land off Station Road Bottesford.

The scheme proposed is that all houses are two bedroom properties, dormer bungalow in scale and form and shown on a slide.

Various amendments have been achieved to take account of the concerns of views to the church and impact on the open space.

As hopefully clear as per our visit on Monday this is no longer an allocated open space in the new local plan. Each area is encouraged now to put these spaces forward as part of a neighbourhood plan which their currently is none for Bottesford.

In terms of policy considerations therefore it is primarily SS1 that has been considered which is around applications in service centres such as Bottesford.

The principle of development is there viewed acceptable owing to the sustainable nature of the village with its key available facilities being in walking distance from the proposed site and good public transport links.

In addition, owing to the private nature of the open space and that a large section of this space remains open and undeveloped the impacts to it on balance are deemed acceptable.

In addition to this the provision of four two bedroom properties which are much needed in the village remain a considerable benefit along with the assessment with MBC conservation colleagues that the impact to views to the church and overall impacts to the conservation area are acceptable. As such the proposal is recommended for approval as per the report along with the additional highway conditions.

The Ward Councillor, Cllr Chandlers comments were read out:

a) I have received numerous comments relating to the lack of emphasis given to both the Natural Environment & the Conservation Area in general, in the Committee Report.

b) The Church Field (the location for the proposed dwellings) is part of the natural environment of Bottesford, one of only two “windows” left with open

views of the Grade 1 Listed Church, thought by many to be the finest church in Leicestershire, often referred to, as a mini Cathedral. Whilst, I acknowledge that Church Field has lost its “protected open space listing” to now being designated as a “Green Area”, we surely have a duty to preserve our natural heritage. It must be remembered that the Pack Horse Route to Grantham via Allington was routed alongside the River Devon from the Grade 1 Fleming’s Bridge during the 17th Century (1636), across what is now Station Road, up Beacon Hill, crossing land in the Parish of Muston on towards Allington. There is no mention in the report of Beacon Hill and the Bottesford Beacon. This is where three Planning Inspectors have passed judgement on three previous applications – two on the Church Field and one further application in the Station House garden before dismissing all three appeals on the grounds of that any further development would result in a more densely build-up appearance that would be harmful to the character and appearance of the Conservation Area. The views of the Church from Beacon Hill, irrespective of the season of the year, are quite stunning.

c) Bottesford has accepted its allocation of housing in the soon to be adopted Local Plan, with possibly 58 of that allocation granted outline permission this evening, this in addition to the 88 already granted outline permission in recent months to the north of the railway line. The Bottesford Conservation Area costs not only public bodies but also private individuals substantial sums of money to keep up appearances. We must protect our heritage for future generations, and I am always heartened to see pupils from our local Secondary School doing field trips around the extensive Conservation Area which surrounds St. Mary’s Church.

(b) Bob Bayman, on behalf of the Parish Council, was invited to speak and stated that:

- Object to site
- Adjacent to most used footpath in village
- Adjoins conservation area
- Treasured space
- Rejected building on site previously
- Corridor for wildlife

(c) Don Pritchett, a supporter, was invited to speak and stated that:

- Loose redundant piece of grassland
- No detriment to any view
- Not a medieval site
- No evidence of it being a treasured space
- View of church is not lost
- Policy to protect open spaces is contradictory to last application heard
- Maintains considerable open space

The Planning Officer (GBA) stated that the levels were not considered to be of significant concern, and could be reduced to lessen the perceived height of the

houses.

Cllr Baguley proposed to refuse the application as it is a very important setting with Bottesford Church, and conservation areas cannot keep being eroded. The development is an intrusion into the setting of a Grade 1 Church and conservation area, which would result in harm to the area. It is not justifiable by the benefits. It is contrary to the NPPF and enhancing a historic environment.

Cllr Higgins seconded the proposal to refuse as it forms an intrusion into an undeveloped area that forms an integral and important element of Bottesford, resulting in an adverse impact on its character. The proposals would be contrary to Policy OS1 and Policy EN6 of the emerging Local Plan. The harm is too much.

Cllr Baguley accepted this addition.

A Cllr stated that they support the application and asked the Planning Officer if the application went against the emerging Local Plan at all.

The Planning Officer (GBA) stated that it is supported by SS1 but heritage and character issues depend on the Committee's judgement.

A Cllr stated that the area is significant and the land and setting should be kept as a window in the village.

A Cllr stated that the site is a gateway view of the church and that although the houses won't impact heavily on the view, they will detract from it in some way.

A Cllr stated that the Council has a 7 and a half year land supply so there is no need to apply SS3 for 4 houses. The benefits do not outweigh the harm.

A Cllr stated that the detraction from the view is not significant; there is limited harm to the conservation area.

A vote was taken. 7 Members voted in favour of refusal, 3 Members voted against, and 1 Member abstained.

DETERMINATION: REFUSE, for the following reasons:

1. The proposed development would result in an intrusion into an undeveloped area that forms an integral and important element of the Bottesford Conservation area and setting of the Grade I St Mary's church. This would result in harm to the historic assets of the area, which is not justified by benefits accruing from the proposal. The development is therefore contrary to NPPF chapter 12 Conserving and enhancing the historic environment (paragraphs 132 and 134) and Policy EN13 of the emerging Melton Local Plan (Submission version October 2017).

2. The proposed development would result in an intrusion into an

undeveloped area that forms and integral and important element of Bottesford, resulting in an adverse effect on its form and character. The proposals would therefore be contrary to Policy OS1 of the Adopted Melton Local Plan 1999 and Policy EN6 of the emerging Melton Local Plan (Submission version October 2017).

PL10.4

16/00615/OUT

Applicant: Stimson Developments:- Mr T Stimson

Location: Field No 4564, Burrough Road, Somerby

Proposal: Residential development (outline)

(a) The Planning Officer (JL) presented the report.

(b) Howard Blakebrough, on behalf of the Parish Council, was invited to speak and stated that:

- Local Plan has significant weight and the site is reserved in the plan
- Policy C1B
- Requirement of 44 houses – 30 already approved plus 12 on Manor Lane. 42/44 houses already achieved
- Requirement met and likely to be exceeded
- Harmful effect on conservation area
- Close proximity to listed vinery

A Cllr sought clarification that not only were there houses permitted on large sites but also individual homes amounting to approximately 8.

Mr Blakebrough confirmed this and added that there are 11 individuals in Pickwell.

(c) Ros Freeman, an objector, was invited to speak and stated that:

- Environmental reasons why Burrough Road was a reserved site
- Level of mitigation at conservation area should be high
- Negative impact on surroundings
- Historic scene
- Attractive landscape
- No community support

(d) Mike Sibthorp, the agent, was invited to speak and stated that:

- Favourable pre-application advice
- Technical issues resolved
- Development will not harm setting
- Outline application so no numbers specified
- Enhance sustainability
- Dwellings could be limited to not exceed 10
- Local Plan supports development of up to 10 dwellings

A Cllr asked for clarification on the number of dwellings as the application refers to 31 however 10 were mentioned.

Mr Sibthorp stated that the application is indicative and no number was supplied.

The Planning Officer (JL) stated that the application is outline and the layout is indicative only. The listed viney was listed after the application was submitted. Concerns from Archaeology have been considered in the report.

A Cllr suggested the application should be deferred to confirm number of dwellings.

The Assistant Director of Strategic Planning and Regulatory Services stated that the application could be limited to 10 dwellings. Policy SS2 applies and leads directly to Policy SS3 – service centres of rural hubs will accommodate housing through allocated sites and by encouraging small scale developments where it would enhance the sustainable community in accordance with Policy SS3. SS3 says that small developments will be acceptable where they provide housing which meets a proving local need as identified by substantiated evidence. There is no evidence that the application forms a specific need.

The Chair stated that the site is a reserved site and there is no reason to believe the other sites will not meet the need.

The Ward Cllr stated that Somerby needs 2 or 3 bed houses and affordable homes. If the scheme is reduced to 10 dwellings, this would reduce the number of any affordable homes. If the scheme was reduced to 10, there were no guarantees to secure any affordable housing or s106 commitments for the village. Therefore no identified benefits.

Cllr Greenow proposed to refuse the application in line with the officer's report.

Cllr Glancy seconded the proposal to refuse.

A vote was taken. 10 Members voted in favour of refusal and Cllr Higgins abstained.

DETERMINATION: REFUSE for the following reason:

The application site is a reserve allocation in the emerging Local Plan. In the opinion of the Local Planning Authority, it is considered that there is still opportunity for the housing allocation of Somerby to be met prior within the plan period of the emerging Melton Local Plan (2011-2036) and it has not been demonstrated that there is no likelihood that allocated sites SOM1 and SOM2 would not be delivered. In the opinion of the Local Planning Authority, it is considered that the proposed development would be contrary to Policy C1 (B) of the emerging Local Plan.

PL10.5

17/01500/OUT

The Chair asked Members and Officers if they would continue with the meeting at 8.44pm. All were in favour of continuing.

Applicant: G S Property Holdings Limited - Mandeep Singh

Location: Field 4100, Lake Terrace, Melton Mowbray

Proposal: Residential development (up to 90 dwellings) including public open space, removal of material from existing disused railway, landscaping and alterations to existing vehicular access (outline - all matters reserved except access)

(a) The Planning Officer (GBA) presented the report and stated that:

5 Updates to report on this item:-

1. A late representation from a resident concerned about impacts on the highway network specifically relating to how this would add to school traffic at the nearby roundabout. Also wanted to stress concern about impact on wildlife, destruction of our railway heritage and removal of green amenity land. Final concern about the development potentially overlooking the resident's house and the noise and disturbance during construction.
2. The LCC Ecology team have advised of further conditions to bolster the enhancements proposed which will be applied to the application
3. Further comments from the MBC environmental health team have also been obtained which again confirm the position that the mitigation proposed will be sufficient to mitigate against the noise issues of the site. They confirm that no complaints have been received from those nearby. Further details will be supplied through a subsequent reserved matters scheme for review.
4. The site meeting on Monday raised some questions including planting of trees. The agent has confirmed that new trees are proposed and hawthorn planting is proposed.
5. Also just to make clear that public access to the site is proposed to be increased and there would be interpretation boards etc. provided as part of the enhancement scheme.

The following proposal is an outline application including access for up to 90 houses on land to the north of Lake Terrace, Melton Mowbray

The scheme proposes a mix of housing that will be confirmed through a subsequent reserved matters application.

The site is not an allocated site for the purposes of the new Melton Local Plan and therefore this engages policy SS1 of our new local plan considering the overall sustainability of the site.

A balance has been struck where the proposal is deemed to be well connected to Melton town therefore affording excellent access to facilities by foot, bike and public transport.

It also proposes quite substantial ecological improvements and accessibility to this with information boards where appropriate.

There is some substantial work proposed to reduce the impact of flooding which has been deemed acceptable by the Environment Agency.

All other technical matters are satisfied through positive consultation responses.

Finally, the scheme proposes contributions in excess of £1m to cover substantial highway improvements, education, surgery, refuse site enhancements and towards library services and facilities.

With all these factors is deemed to contribute squarely to the ambitions of creating sustainable development against the significant need to provide

more homes.

This application is therefore recommended for **approval** as per the report with added conditions on ecology.

(b) Lance Wiggins, the agent, was invited to speak and stated that:

- Site is within town envelope
- Smaller homes from 1 bed flats to 3 bed houses
- 36 affordable housing
- Will not exceed 2 storeys
- Open space addition
- Brentingby dam will protect from flooding
- Grassland has declined
- No longer meets requirement for wildlife
- No objection from Environment Agency
- No technical objections
- Contribution towards distributor road

A Cllr asked when the grassland was last grazed.

Mr Wiggins did not have the answer but stated that ecology agree that the quality of the grassland no longer applies.

A Cllr asked how high the individual plots will be raised.

Mr Wiggins stated that the land levels will be raised where the majority of houses are built, and they will rise above the level flood water would reach.

A Cllr asked if the developers were open to 2 and 3 bed homes as a prescription.

Mr Wiggins stated that there would be specifically smaller properties, and a mix of 1 bed flats and 2/3 bed properties. 4 one bed flats, 4 two bed flats, 49 two bed houses and 33 three bed houses.

A Cllr stated that the plot floods every year, there is bad access, insurance companies will not insure the houses, the site is not allocated or part of the Local Plan, and there is a need to look after open spaces in the town.

A Cllr asked how the ecological enhancement could be guaranteed. The current plan does not comply with CDM regulations.

The Planning Officer (GBA) stated that within the red line, substantial works will be conducted.

The Assistant Director of Strategic Planning and Regulatory Services stated that the power to condition extends to land also owned by the applicant as well as the application site. The land used to be an allocated Protected Open Area in the old Local Plan and there is judgement needed on how important the land is.

A Cllr stated that there needed to be a guarantee that ecological enhancement would be carried out, and asked if this could be conditioned.

The Assistant Director of Strategic Planning and Regulatory Services advised that an s106 will be in place, but it could also be conditioned.

A Cllr had concerns on flooding and stated that trees would add more protection.

Cllr Higgins proposed to permit the application as it goes towards meeting the allocation in Melton. 36 affordable homes and 2/3 bed properties must be secure. The ecological enhancement should be conditioned. The contribution towards the distributor road should be invested into Lake Terrace and not just the bypass. Clarification of condition for the decision, regarding £813,382 towards strategic road improvements. Conditions should read: 36 affordable homes and 2/3 bed properties must be secure. The ecological enhancement should be conditioned. The contribution towards the distributor road should be invested in to Lake Terrace and not just the bypass.

Cllr Greenow seconded the proposal to permit.

A Cllr had concerns on flooding as the dwellings on Nevada Park next to the site are raised to 6m. The Brentingby dam needs work. It will add to traffic problems.

A Cllr asked how deep the land floods and what difference the dam has made.

The Assistant Director of Strategic Planning and Regulatory Services stated that a Flood Risk Assessment accompanies the application and the 1m raise is higher than the flooding depth.

A Cllr stated that there is other land available to meet the allocation and the Local Plan dismissed this site for good reason. The land is in flood zone 3. Open spaces need to be protected and it will cause a problem for traffic.

The Chair stated that the LLFA are satisfied.

A Cllr asked if raising the site would change the flood zone.

The Assistant Director of Strategic Planning and Regulatory Services confirmed it would. When the site is reassessed it will not be as vulnerable in future.

A vote was taken. 8 Members voted in favour of approval. 3 Members voted against. Cllr Holmes wished for her vote against approval to be recorded.

DETERMINATION: PERMIT, subject to:

(a) the following section 106 contributions:-

- **£813,382 towards Strategic Road improvements**

- **£246,691.15 for The Long Field School and John Ferneley College secondary schools**
- **£28,263.17 for Latham House Medical Practice, Sage Cross Street, Melton Mowbray.**
- **£7,770 Melton Mowbray Civic Amenity Site on Lake Terrace, Melton Mowbray**
- **£2,720.00 for Melton Library on Wilton Road, Melton Mowbray**
- **A Construction Traffic Routing Agreement to be submitted to and approved in writing by the Local Highway Authority. During the period of construction, all traffic to and from the site shall use the agreed route at all times.**
- **Travel Packs; to inform new residents from first occupation what sustainable travel choices are in the surrounding area which can be supplied by LCC at £52.85 per pack).**
- **6 month bus passes, two per dwelling (2 application forms to be included in Travel Packs and funded by the developer); to encourage new residents to use bus services, to establish changes in travel behaviour from first occupation and promote usage of sustainable travel modes other than the car which can be supplied through LCC at (average) £360.00 per pass (cost to be confirmed at implementation)**
- **£6,000.00 for the monitoring of the travel plan**

(c) Conditions as set out in the report

REASON: The proposed development of up to 90 dwellings in a sustainable location accords with the spatial strategy to development set out in the emerging Local Plan and which meets the sustainable aims of the NPPF.

The proposal could be accommodated within the site without having a detrimental impact on the character of the area or neighbouring properties subject to detailed design, layout and scale. The proposal would be served by a satisfactory access and the site is capable of providing adequate parking and turning within the site.

The development is not an allocated site for the purposes of the new Melton Local Plan however owing to the ecological improvements it will bring, the substantial contribution highway improvements, education, waste, libraries and surgery and lack of significant impacts in all other respects the proposal is seen to comply with the Local Plan policies referred to above and

principles of the NPPF.

Ward Cllr – Cllr Higgins, Clarification of condition for the decision, regarding £813,382 towards strategic road improvements. Conditions should read: 36 affordable homes and 2/3 bed properties must be secure. The ecological enhancement should be conditioned. The contribution towards the distributor road should be invested in to Lake Terrace and not just the bypass.

PL11

Update: 17/01325/REM

The Chair asked Members and Officers if they would continue at 9:30pm. All confirmed they were in favour of continuing.

Update Report: 17/01325/REM Great Lane, Frisby on the Wreake

(a) The Assistant Director of Strategic Planning and Regulatory Services presented the report.

(b) Charles Sercombe, on behalf of the Parish Council, was invited to speak and stated that:

- 1 minor adjustment in comparison to 5 recommendations
- Ignored views of neighbours and Parish Council
- Over 47% 4 bed/larger properties
- Shortage of small bed properties
- Gateway entrance should blend in with current bungalows
- Originally for 40 properties
- 48% increase in properties
- Application should be deferred

A Cllr asked what is a priority to be addressed.

Mr Sercombe stated that all issues need addressing.

A Cllr asked if the developers have made an attempt to negotiate.

Mr Sercombe advised that they had not.

(c) Bob Widdowson, an objector, was invited to speak and stated that:

- Developers have not addressed any issues
- The development should be an asset, fully integrated, compatible and in keeping
- Not the right houses or in the right place
- Bungalows are in high demand but short supply

A Cllr asked what the objector's priorities were and if they had met with the developers.

Mr Widdowson stated that the priority is the no. of houses and mix of dwellings. The attempts to meet with the developers were unsuccessful.

(d) Cllr Edward Hutchison, the Ward Councillor, was invited to speak and stated that:

- Revisit housing type and mixture
- Discussion should take place with developers and ward councillor
- Developers became negative to further change
- Better and fairer design needed

The Chair asked Members if they would suspend standing orders to allow the agent to speak. Cllr Higgins proposed this and was seconded by Cllr Holmes. All were in favour.

(e) Sally Smith, the agent, was invited to speak and stated that:

- Parking for plots 9-11 has been rearranged to reduce no. of spaces
- Parking has been moved further away from the boundary of existing properties on Great Lane, a distance of 9.5m
- Planting along boundary to mitigate noise
- Frontage is not imposing or overpowering on the street scene
- Distances between existing and proposed are 34.5m at narrowest point
- Play area overlooked by 26% of properties
- Submitted drainage plan
- Mitigated with land drain along northern boundary
- Play area will be level and useable
- Proposed no. of dwellings not defined
- Design respects sites location and optimises use of land
- Mix of bungalows agreed with housing officer
- No. of bungalows increased to 4 to meet requests

A Cllr asked why no discussions had taken place with the Parish and residents.

Ms Smith stated that they met with the Parish Council and local residents before the application was submitted, and the provision of bungalows was added after listening to residents.

A Cllr asked if there was a reason houses could not be moved back.

Ms Smith stated that the houses had been moved away from the boundary.

A Cllr asked if the issue of single storey dwellings on Great Lane could be overcome.

Ms Smith stated that it could be revisited by the developers.

A Cllr stated that 5 reasons for deferral had been given and asked why 4 of those had been stonewalled.

Ms Smith stated that they had given reasons to justify the application.

The Chair sought clarification on whether there had been 8 bungalows reduced to 4, or 0 bungalows increased to 4.

Ms Smith stated that the indicative plan by the original owners showed 8 plans, but this was only outline. The initial scheme did not have any bungalows, however through consultation this was increased to 4.

Cllr Higgins proposed to defer the application to encourage further dialogue to take place and get it right.

Cllr Holmes seconded the proposal to defer.

The Chair suggested it is delegated to officers, the ward councillor and Parish Councillor to have a discussion.

A vote was taken and it was unanimously decided the application should be deferred.

DETERMINATION: DEFER to allow for further discussions between the applicants with the Ward Councillor and Parish Council (to be facilitated by officers)

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| PL12 | 18/00001/TPOMBC: Village Green, High Street, Waltham on the Wolds This item was discussed at the beginning of the meeting. |
| PL13 | <p>DC Performance Report Q4 17-18 DC Performance Report Q4 17-18</p> <p>(a) The Assistant Director of Strategic Planning and Regulatory Services presented the report.</p> <p>The Chair stated that the department is on an upward curve due to an improved performance. Particular note was made that the recent improvement coincided with the appointment of the Development manager and the focus she has been able to apply. It was also noted that this had been achieved before additional resources have had an effect.</p> |
| PL14 | <p>Urgent Business None</p> |

The meeting closed at: 10.05 pm

Chair

