

Minutes

Meeting name	Planning Committee
Date	Thursday, 29 August 2019
Start time	6.00 pm
Venue	Parkside, Station Approach, Burton Street, Melton Mowbray, Leicestershire, LE13 1GH

Present:

Chair Councillor M. Glancy (Chair)

Councillors

P. Chandler	P. Cumbers
J. Douglas	P. Faulkner
L. Higgins	J. Illingworth
M. Steadman	P. Wood
R. Smedley (Substitute)	

Observers

Officers

Solicitor To The Council (RP)
Assistant Director for Strategic Planning and Regulatory Services
Development Manager (LP)
Administrative Assistant (JD)

Minute No.	Minute
PL123	<p>Apologies for Absence</p> <p>Apologies were received from Cllr E Holmes.</p> <p>Apologies were received from Cllr P Posnett. Councillor Smedley attended as substitute.</p>
PL124	<p>Minutes</p> <p>The minutes of the meeting of the Planning Committee held on 25 July 2019 were confirmed as a correct record and signed by the Chairman.</p> <p>The minutes of the meeting of the Planning Committee held on 1 August 2019 were confirmed as a correct record and signed by the Chairman.</p>
PL125	<p>Declarations of Interest</p> <p>Cllr Chandler declared that she had a personal interest in Item 4.6 17/00299/OUT.</p>
PL126	<p>Schedule of Applications</p>
PL127	<p>19/00217/FUL</p> <p>Applicant: Countryside Properties (UK) Limited</p> <p>Location: Land west of Bowling Green, Leicester Road, , Melton Mowbray</p> <p>Proposal: 14 residential dwellings comprising 10 x 2 bed units and 4 x 3 bed units.</p> <p>The Assistant Director for Strategic Planning and Regulatory Services addressed the committee and provided a brief summary of the application and the update as contained within the report.</p> <p>Cllr Higgins highlighted that the update provided a good compromise between securing developer contributions, whilst still achieving affordable housing and an improved housing mix. There had been every attempt to secure as much s.106 for partners as possible, but he was concerned that imposing higher contributions at this point could result in a different scheme altogether being put forward which could result in no s.106 contribution. An application for 10 houses or less on the same site would result in no developer contribution or affordable housing. He expressed that his preference would be for Rent-to-buy on Plots 108 & 109.</p> <p>The Chairman proposed to suspend the procedure rules contained within Chapter 2, Part 9, Para 2.8-2.28 of the Council's Constitution in relation to public speaking at Planning Committee, in order to allow the Agent on behalf of the applicant to give a 4 minute presentation. Members agreed to suspend the procedures rules. Notice had not been provided due issues with emails.</p> <p>The Agent confirmed the revised tenure mix as contained within the report. He also confirmed that they had a registered provider and would be able to provide 14 affordable homes within 12 months. The landscaping scheme had also been</p>

improved.

During discussion the following points were noted:

- i. Members requested clarification as to whether the amount of the developer contribution could be less than the £50,000 detailed in the report. It was confirmed that this figure was subject to the viability report and therefore could be less than £50,000, but may also come back as more.
- ii. The solicitor to the Council confirmed that the amount was subject to the outcome of the viability report, members could choose to defer until that report was received, or may delegate the final decision to an officer.
- iii. Members compared the application for the Catherine Dalley House site, where the contributions secured for affordable housing were significantly reduced on a much bigger site.
- iv. Members agreed that the profit margins for this site would make it unlikely that the report would come back with a figure much higher than £50,000 and that to defer any further could have a negative impact on the viability.

Councillor Illingworth proposed that the application be approved in accordance with the recommendations, subject to any significant variation in the amount offered coming back to the committee and that the tenure of plots 108 and 109 be allocated as Rent to buy. This was seconded by Councillor Cumbers.

RESOLVED

19/00217/FUL in accordance with the recommendation set out in Item 4.3 of the Agenda for the Planning Committee of 25 July 2019 and the additional recommendations set out in Item 4.1 of the Agenda for the Planning Committee Meeting of 29 August 2019 that the application be **PERMITTED** subject to:

- i. The results of an independent viability review of the scope available for developer contributions confirming that the sum offered (£50,000) are the maximum achievable by the development ;
- ii. That should the viability review vary significantly from the sum offered, a report would be brought back to the Committee;
- iii. The tenure for Plots 108 and 109 being allocated as Rent to Buy;
- iv. The completion of a S.106 agreement to secure the revised housing mix now being offered, as well as the offered developer contributions in respect of education capacity and play equipment;
- v. Conditions, as amended, set out in Appendix C of the Planning Committee report of 25th July 2019 and further clarified in Section 3.11 of this report.

(9 in favour, 1 abstention)

PL128

18/01517/REM
18/01517/REM

Applicant: Jelson Ltd

Location: Field OS 0070, Hoby Road, Asfordby

Proposal: Approval of reserved matters related to access, appearance, layout and scale attached to outline approval 16/00570/OUT for the erection of 70 dwellings and provision of swales/drainage infrastructure/public open space.

The Development Manager addressed the Committee and provided a brief summary of the application. Mrs Parker clarified an error in the report and confirmed that the emphasis in the report on the adjustment of affordable housing mix was incorrect, as it suggested the council were fulfilling the second part of a trade off, but it should be seeking agreement (for the first time) to such a deal based on the points made: provision needed more in Melton; Asfordby demand being met by current development etc. The Committee had the option of dealing with the reserved matters, deferring or refusing the affordable housing component or deferring decisions on both.

During discussion the following points were noted:

- i. Members were concerned about the lack of detail on design provided in the street scenes.
- ii. Members noted the absence of green spaces and play areas.
- iii. Members expressed concern that there had been no representations from the Parish Council.
- iv. Officers confirmed that the design reflected a continuation of the recently built near-by development. There had been discussions with the developer regarding the design.
- v. A design workshop would be arranged to include the Parish Councils, Ward Councillors, Chairman and Vice Chairman of Committee and relevant officers.

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The Solicitor to the Council reminded members that any decision which was contrary to the officer recommendation would require clear reasons based on national and local planning policy considerations.

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Councillor Higgins proposed that the application be deferred pending further work on character and design and addition of green spaces. This was seconded by Councillor Illingworth.

RESOLVED

- 1) That application 18/01517/REM be **DEFERRED** pending submission of

	<p>revised, more detailed design. (7 in favour, 3 abstentions)</p> <p>2) To DEFER the request for a variation to the S106 agreement in order to revise the Affordable Housing Mix adjusting the provision from 28 units to 10 on site (the residual provided for at Burton Rd, Melton Mowbray) to allow for clarification of the background. (7 in favour, 3 abstentions)</p>
PL129	<p>19/00225/FUL 19/00225/FUL Applicant: Mr Shawn Follows Location: Paddock Land, Barkestone Lane, Plungar Proposal: Use of land for 2 residential gypsy pitches (each pitch comprising the siting of one static caravan and 1 touring caravan and the erection of a day-room) and the erection of a stable.</p> <p>The Development Manager addressed the Committee and provided a brief summary of the application.</p> <p>Pursuant to Chapter 2, Part 9, Para 2.8-2.28 of the Council's Constitution in relation to public speaking at Planning Committee, the Chairman allowed the following to give a 4 minute presentation:</p> <ul style="list-style-type: none"> • Margaret Bowen (on behalf of the residents of Plungar) - Objector • Councillor Evans Ward Member for Long Clawson and Stathern - in support of the recommendations contained within the report. <p>During discussion the following points were noted:</p> <p>i. Members supported the refusal of the application and agreed with all the reasons put forward in the report, with the addition of unsuitable location.</p> <p>Councillor Chandler proposed the recommendations in the report. Councillor Faulkner seconded the recommendations.</p> <p>RESOLVED</p> <p>19/00225/FUL in accordance with the recommendations set out in the report, that the application be REFUSED. (Unanimous)</p> <p>REASONS</p> <ul style="list-style-type: none"> • There is insufficient information submitted with the application and therefore the LPA is not convinced that the need for the accommodation sought has been proven and the proposal is considered contrary to Policy C6 of the Melton Local Plan whereby all currently identified need is met and there is currently no further requirement for any pitches from April 2026 to 2036.

- Details of how the site would function and accommodate basic human needs such as sewerage and energy sources have also not been submitted as part of this application, it is noted that conditions could secure this detail, however given that there is no information for consideration the LPA is not convinced that these basic human needs could be provided for on this isolated site.

PL130

19/00430/FUL

19/00430/FUL

Applicant: Mr & Mrs Brookes

Location: Old Hall Stables, 3 Woolsthorpe Lane, Harston, NG32 1PT

Proposal: Erection of two storied 4 double bedroomed self-build family dwellinghouse and attached double carport.

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

The Chairman proposed to suspend procedure rules contained within Chapter 2, Part 9, Para 2.8-2.28 of the Council's Constitution in relation to public speaking at Planning Committee, in order to allow the following to give a 4 minute presentation. Members agreed to suspend the procedures rules. Notice had not been provided due issues with emails:

- Mr Brown (Instructed on behalf of the residents of Harston Hall) – Objector
- Mr C Wilkinson – Agent on behalf of the applicant

During discussion the following points were noted:

- i. The applicant could have done more to comply with Policy SS3 of the Local Plan.
- ii. Members felt it fell short of the planning criteria and that the self contained annex described had been clarified by the agent as being the ground floor room currently designated as a study.

Councillor Cumbers proposed the recommendations contained within the report. Councillor Illingworth seconded the recommendations.

RESOLVED

19/00430/FUL in accordance with the recommendations set out in the report, that the application be **REFUSED**.

(8 in favour, 2 abstentions)

REASONS

In the opinion of the Local Planning Authority the proposal would, if approved, result in the provision of an additional dwelling in an unsustainable location. The development occupies a location where there are limited local amenities, facilities and jobs, and where future occupiers are likely to depend highly on the use of a private motor vehicle. The proposal does not meet an identified proven local need and would be contrary to Policy SS3 of the Local Plan which seeks to restrict

development in such settlements to that which is based on a local proven need (and subject to other criteria).

PL131

19/00659/OUT
19/00659/OUT

Applicant: Alan Baggaley

Location: Former Army Camp, Main Road, Redmile

Proposal: Construction of new two storey dwelling, associated outbuildings, means of access and enclosure, landscaping.

The Development Manager addressed the Committee and provided a brief summary of the application. Mrs Parker confirmed that there had been no objections from ecology and so reason for refusal number 4 should be disregarded. It was also confirmed, as a result of concerns regarding previous use as a military site, that screening could be carried out on the site.

Pursuant to Chapter 2, Part 9, Para 2.8-2.28 of the Council's Constitution in relation to public speaking at Planning Committee, the Chairman allowed the following to give a 4 minute presentation:

- Mr A Baggaley – Applicant
- Councillor Evans Ward Member for Long Clawson and Stathern - in support of the recommendations contained within the report.

During discussion the following points were noted:

- i. Members felt there were amenities closer to the site than the report indicated.
- ii. Members had not been aware of the intention to build a zero carbon emission build which focused on sustainability and enhancing the local wildlife until they had heard from the applicant at the meeting.

Councillor Illingworth proposed that the application was deferred to allow the applicant to formalise the specification as described in his presentation to the Committee. This was seconded by Councillor Cumbers.

RESOLVED

That application **19/00659/OUT** be **DEFERRED** to allow for greater detail and clarification of the proposed environmentally friendly aspects of the design and development to be provided.

(Unanimous)

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The Chairman adjourned the meeting for a 3 minute comfort break.

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The Chairman reconvened the meeting.
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PL132

**19/00227/REM
19/00227/REM**

Applicant: Mr Peter Kirk

Location: Land Adj 3 Main Street, Great Dalby

Proposal: Approval of the reserved matters relating to outline approval 16/00883/OUT (a) the scale of the development; (b) the layout of the development; (c) the external appearance of the development.

The Assistant Director for Strategic Planning and Regulatory Services addressed the committee. Following the site visit, he had been asked to look the merits of zinc roofs and confirmed that zinc roofs provided a combination of being environmentally friendly, durable and aesthetically attractive. Zinc is readily recyclable, the impact of the roofs soften over time and they can have a 100 year lifetime.

Pursuant to Chapter 2, Part 9, Para 2.8-2.28 of the Council's Constitution in relation to public speaking at Planning Committee, the Chairman allowed the following to give a 4 minute presentation:

- Mrs Linda Moore – Objector
- Mr Chris Wood – Agent on behalf of the applicant

During discussion the following points were noted:

- i. Officers confirmed that though one of the plans that was conditioned cannot be found The outline permission is however clear that the scale, layout and appearance were reserved matters.
- ii. Some members believed that the contemporary design was not in keeping with being in the heart of a conservation area, whereas others felt that it was sensitive to the surrounding area and that the impact of the materials would soften over time.
- iii. Members noted that the site had both traditional cottages and modern estate housing near-by. Officers confirmed that the modern housing was also within the conservation area.

The Solicitor to the Council reminded members that the need to “conserve and enhance” was subjective and would permit different views.

Councillor Faulkner proposed that the application be refused against officer recommendation as the design was out of character with the surroundings. This was seconded by Councillor Steadman.

RESOLVED

	<p>That application 19/00227/REM be REFUSED contrary to the recommendation set out in the report. (6 in favour of refusal, 3 against, 1 abstention)</p> <p>REASONS</p> <p>The proposed dwelling, by virtue of its design, use of material and elevated position, would not be sympathetic to the character of the area, nor reflect the wider context of the local area or respect the local vernacular. It would therefore fail to conserve or enhance the Great Dalby Conservation area and would be contrary to Policies D1 and EN13 of the Adopted Melton Local Plan 2018 and NPPF (para. 196).</p> <p style="text-align: center;">--oOo-- Councillor Chandler left the meeting and did not return. --oOo--</p>
PL133	<p>17/00299/OUT - Report Update REPORT UPDATE: 17/00299/OUT Land west of Saltby Road and South of Mill Lane, Croxton Kerrial</p> <p>The Assistant Director for Strategic Planning and Regulatory Services provided a brief summary of the report.</p> <p>During discussion the following points were noted:</p> <ul style="list-style-type: none"> i. The private rental sector was currently undergoing uncertainty, with landlords who are reaching retirement age leaving the market resulting in reduction in supply. <p>Councillor Illingworth proposed that the recommendations were accepted in accordance with the report. This was seconded by Councillor Steadman.</p> <p>RESOLVED</p> <p>To AGREE to adjust the Affordable Housing contribution associated with application 17/00299/OUT to 32% (from 37%). (Unanimous)</p>
PL134	<p>Urgent Business There was no urgent business.</p>

The meeting closed at: 9.00 pm

Chair

