

# Minutes

<b>Meeting name</b>	<b>Planning Committee</b>
<b>Date</b>	<b>Tuesday, 25 August 2020</b>
<b>Start time</b>	<b>6.00 pm</b>
<b>Venue</b>	<b>By remote video conference</b>

## Present:

**Chair** Councillor M. Glancy (Chair)

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

**Officers** Assistant Director for Planning and Delivery  
Locum Planning Solicitor  
Democratic Services Manager  
Democratic Services Officer (SE)

Minute No.	Minute						
	<p><b>CHAIR'S INTRODUCTION</b></p> <p>The Chair welcomed everyone to the Planning Committee meeting. She introduced Members and Officers as well as 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. She advised that the meeting would be recorded and live-streamed on You Tube.</p>						
PL45	<p><b>Apologies for Absence</b></p> <p>There were no apologies for absence.</p>						
PL46	<p><b>Minutes</b></p> <p>The minutes of the meeting held on 23 July 2020 were confirmed and authorised to be signed by the Chair.</p>						
PL47	<p><b>Declarations of Interest</b></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>Minute PL49 : Application 19/00909/OUT</u></p> <p>Councillor Holmes declared she had attended the maternity unit of the hospital.</p>						
PL48	<p><b>Schedule of Applications</b></p>						
PL49	<p><b>Application 19/00909/OUT</b></p> <table border="1" data-bbox="288 1563 1433 1946"> <tr> <td data-bbox="288 1563 496 1608"><b>Reference:</b></td> <td data-bbox="496 1563 1433 1608">19/00909/OUT</td> </tr> <tr> <td data-bbox="288 1608 496 1653"><b>Location:</b></td> <td data-bbox="496 1608 1433 1653">St Mary's Hospital, Thorpe Road, Melton Mowbray</td> </tr> <tr> <td data-bbox="288 1653 496 1946"><b>Proposal:</b></td> <td data-bbox="496 1653 1433 1946">Change of use of the central block and wings of the former workhouse building to comprise 4 houses and 4 residential apartments with associated parking and amenity space. Outline application for demolition of existing buildings and structures on site and redevelopment of the site for up to 38 new dwellings together with associated access and site infrastructure. All matters are reserved except access</td> </tr> </table> <p>The Assistant Director for Planning and Delivery addressed the Committee and provided a summary of application. He updated the Committee on the view of the</p>	<b>Reference:</b>	19/00909/OUT	<b>Location:</b>	St Mary's Hospital, Thorpe Road, Melton Mowbray	<b>Proposal:</b>	Change of use of the central block and wings of the former workhouse building to comprise 4 houses and 4 residential apartments with associated parking and amenity space. Outline application for demolition of existing buildings and structures on site and redevelopment of the site for up to 38 new dwellings together with associated access and site infrastructure. All matters are reserved except access
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Leicestershire County Council and their revised position on developer contributions. He advised that they had read the report and were content that the report addressed their concerns in full and would be grateful if he would bring to the Committee's attention that the Leicestershire County Council withdrew their objection to the application provided the Committee supported the officer's recommendation insofar as it related to developer contributions.

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:

- Glynn Cartwright

In response to Member questions, Mr Cartwright responded

- on the relocation of the vagrant cells, he advised that he understood there was enough space at the south west corner to the front of the site
- on the retention of the workhouse, he explained that he understood this was within the application but understood the vagrant cells had to be demolished to make the site viable and would prefer these were relocated either on the site or away from the development
- he understood there was a possibility to relocate 2 of the cells within the site

Mark Jackson of Cushman & Wakefield, Agent

In response to Member questions, Mr Jackson responded

- on the prospect of retaining the vagrant cells, it was not viable to do so. Relocation was a sensible option but there was a cost to this and funding would need to come from elsewhere. To retain a building on the site that was not used permanently next to residential properties was not desirable and would need careful management around security and maintenance
- on affordable housing, he advised there was none on the site and the planning application was for market housing only. He understood there could be a grant available to help with this but was not an expert in this area
- On flood risk, he advised that the development was outside of the flood zone. The flood authority had inspected the site and a drainage scheme would be put in place to improve the drainage from the site, and reduce any risk of flooding
- On the question of density and open space, he acknowledge that new housing tended to be more dense than older developments. The site was not cramped and was typical of other developments across the country. The developer would be responsible for the detailed design of the scheme.

It was advised that the issue of affordable housing should not be raised with the agent as the position was yet to be confirmed.

The Assistant Director reiterated that the layout/open space of the design was

indicative as this was the outline application and Members would have the opportunity at the reserved matters stage to consider the size and shape of the houses and open space available.

There was a suggestion that the time available for progressing to the next stage could enable the community to raise funds for the relocation of the vagrant cells. However the Assistant Director responded that the application had been in progress for 18 months and no community scheme had come forward in that time.

During discussion the following points were noted:

- There were concerns at the site being over-intensively developed, limited parking, car movements onto Thorpe Road, lack of outside space and play areas as well as flood risk on the site;

The Assistant Director reiterated that as this was partly an outline application the layout, parking and open space where relevant was still subject to a detailed application which would come before Members. With regard to the flood pocket nearby on Thorpe Road, the engineering solution offered for this site would assist flood risk in the area by managing surface water arising from this site, which at present was uncontrolled and contributed to the issue.

- It was felt that the application offered the best opportunity to save the workhouse and the applicant understood this was important to the Council and community. Should the application not be approved, there was a risk that Homes England could withdraw their interest and another developer may choose to demolish the historic building;
- It was considered important to judge the application on local and national policy and it was noted that the Leader had worked with the Leicestershire County Council and the NHS to reach a compromise on the s106 agreement which suited all parties;
- Although it was understood that the site was not viable for development with the vagrant cells remaining in their current position, Members were keen to retain all or part of them through relocation within the site or to another site;
- There was a request for affordable units at the front of the site as well as an additional condition to protect the vagrant cells as follows:

*Prior to demolition details of a scheme to reuse part of the fabric and features of the vagrant cells within the confines of the site and rebuild a minimum of one vagrant cell including the original door as a means of commemoration and interpretation of their presence on the site and their role in the history of Melton Mowbray, shall be submitted to and approved by the LPA. The scheme shall subsequently be implemented in accordance with the approved details.*

- The following were requested as parameters for the reserved matters application:
  - Vista of the workhouse to be protected - homes on the access into the site to

face into the site to avoid obscuring the view of the non- designated heritage asset

- Include open spaces
  - Add to condition 11, the use of a Windows Closed Solution to be avoided
  - Add to condition 20, majority of 2 bedroom properties to be for 4 persons
  - Additional car park spaces (this was requested to be applied to the full application too)
- The Government's Planning White Paper was referenced in which Homes England was mentioned as 'leading by example by updating objectives to get a greater emphasis in delivering beautiful places' which was felt had not been achieved so far on this application and it was hoped that a much improved plan would come back at reserved matters;
  - It was noted that inclusion of affordable housing not be included in the debate at this meeting as it was only achievable if there was grant aid and this was not known at this stage;
  - It was noted that re-construction and maintenance of the vagrant cells would need to be externally funded;
  - The County Council had raised no concerns with the access in and out of the site although the entrance was recognised as a bottleneck onto Thorpe Road.

Councillor Browne proposed the recommendations in the report with an additional condition as follows and the 5 reserved matters parameters set out above and at (d) below:

*Prior to the demolition details of the scheme to reuse part of the fabric and features of the vagrant cells within the compound of the site as a means of commemoration and interpretation of their presence on the site and their role within the history of Melton Mowbray should be submitted to and approved by the local planning authority. The scheme should be subsequently and implemented in accordance with the approved details.*

Councillor Posnett seconded the motion.

**RESOLVED That the application be approved, subject to:**

- (a) The conditions as set out in Appendix C and;**
- (b) The completion of planning obligations under Section 106 for the provision of financial contributions to a value as set out in the report in favour of:**
  - (i) Leicestershire County Council in respect of education, civic amenity, libraries and sustainable travel choices (paragraph 4.5.5 of the report refers);**
  - (ii) Leicestershire CCG in respect of new Primary Care capacity in Melton Mowbray (paragraph 4.5.5 of the report refers);**

**(c) An additional condition as follows :**

*‘Prior to demolition details of a scheme to reuse part of the fabric and features of the vagrant cells within the confines of the site and rebuild a minimum of one vagrant cell including the original door as a means of commemoration and interpretation of their presence on the site and their role in the history of Melton Mowbray, shall be submitted to and approved by the LPA. The scheme shall subsequently be implemented in accordance with the approved details.’*

**(d) The following conditions be added:**

- Vista of the workhouse to be protected - homes on the access into the site to face into the site to avoid obscuring the view of the non-designated heritage asset
- Include open spaces
- Add to condition 11, the use of a Windows Closed Solution to be avoided
- Add to condition 20, majority of 2 bedroom properties to be for 4 persons
- Additional car park spaces (for both the ‘full’ and outline’ elements of the permission) in accordance with the highway authority’s adopted standards.

(9 in favour, 1 against, 1 abstention)

**REASONS**

The site has been vacant since 2010 and occupies a sustainable location close to the town centre and is a site allocated for residential development in the Local Plan.

The central block and wings of the former workhouse are recognised as an undesignated heritage asset and justify retention and require a suitable re-use. The site and buildings are no longer required for their original or last use and a residential scheme is an appropriate use. The proposal retains the central block and wings and justifies the removal of all other buildings and structures on the site. The site has not been delivered by the market and shows signs of deterioration with Homes England, the government’s housing accelerator, seeking to unlock the stalled site since its acquisition in 2017. The recommendation is very much a ‘balanced’ decision weighing several factors in the planning balance including the fact the buildings are not listed and the constraints to the proposed re-development that would result from retaining the vagrant cells.

PL50

**Urgent Business**

Councillor Steadman reported that she had received positive comments on the conduct and background research carried out by the Committee Members.

The Chair thanked the Members and Officers connected to the Committee for their support in all its activities.

The meeting closed at: 7.30 pm

Chair