

Minutes

Meeting name	Planning Committee
Date	Thursday, 15 October 2020
Start time	6.00 pm
Venue	By remote video conference

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
 Planning Development Manager
 Planning Policy Manager
 Democratic Services Manager
 Democratic Services Officer (SE)

Minute No.	Minute						
	<p>Chair's introduction</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 YouTube.</p>						
PL58	<p>Apologies for Absence</p> <p>There were no apologies for absence.</p>						
PL59	<p>Minutes</p> <p>(a) The minutes of the meeting held on 25 August 2020 were confirmed and authorised to be signed by the Chair.</p> <p>(b) The minutes of the meeting held on 3 September 2020 were confirmed and authorised to be signed by the Chair.</p>						
PL60	<p>Declarations of Interest</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 PL62: 19/01302/FUL - Land West Of Main Street, Stathern</u></p> <p>Councillor Steadman confirmed that she would be representing her ward on this application by making a representation to the Committee. She would therefore leave the meeting during debate and not vote on this item in accordance with the Council's Procedure Rules.</p>						
PL61	<p>Schedule of Applications</p>						
PL62	<p>Application 19/01302/FUL</p> <table border="1" data-bbox="288 1816 1433 2033"> <tr> <td>Reference:</td> <td>19/01302/FUL</td> </tr> <tr> <td>Location:</td> <td>Land West of Main Street, Stathern</td> </tr> <tr> <td>Proposal:</td> <td>Demolition of agricultural buildings and the erection of 74 dwellings, together with access into the site from Main Street, and open space, landscaping and drainage infrastructure</td> </tr> </table>	Reference:	19/01302/FUL	Location:	Land West of Main Street, Stathern	Proposal:	Demolition of agricultural buildings and the erection of 74 dwellings, together with access into the site from Main Street, and open space, landscaping and drainage infrastructure
Reference:	19/01302/FUL						
Location:	Land West of Main Street, Stathern						
Proposal:	Demolition of agricultural buildings and the erection of 74 dwellings, together with access into the site from Main Street, and open space, landscaping and drainage infrastructure						

(Councillor Steadman declared her intention to speak as Ward Councillor on this application and here left the Committee and moved into the public speaking gallery.)

The Assistant Director for Planning and Delivery addressed the Committee and provided a summary of the application. He advised that one further objection had been received which referred to despite the amendments the plot 8 bungalow was still very close to the boundary of the Walnut Close properties, the development was considered to be too suburban and too dense containing 74 properties instead of the 65 referenced in the Local Plan, absence of maintenance for the rundle beck and that presentation to the Committee was premature as there were still matters requiring resolution.

He updated the Committee on consultations which remained the same as in the report with a further comment from the Highway Authority that impact on the wider road network would not be severe.

He conveyed Ward Councillor Evans' views to the Committee as follows:

- Condition be added for solar cell insulation capability
- Condition be added for capability for electric car parking points
- He supported the Parish Council's view on the footbridge given its contribution to connectivity

The Assistant Director referred to potential updates to the Section 106 Agreement relating to play equipment and the footbridge. He referred to a request for offsite play equipment and although the applicant had already included onsite play equipment, they would make a contribution for offsite play equipment instead if Members were in agreement and that the onsite equipment was not needed. The footbridge link could also be included in the Section 106 should Members determine this was required. To be included in the Section 106 Agreement, Members needed to include these items in their decision.

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:

- Kenneth Bray, Stathern Parish Council
In response to a Member question which queried whether £10,000 could fund a substantial footbridge, Mr Bray responded that a quote had been received for that amount.
- Guy Longley, Pegasus Group
- Councillor Steadman, Ward Councillor

During discussion the following points were noted:

- Members were impressed by the positivity of the speakers and how far they had come since the application was last presented to the Committee in September. They had all worked together to bring a mutually beneficial application for the

Committee to consider for approval

- It was felt to be a great example of the Parish Council and Ward Councillor showing leadership and being a beacon example of what could be achieved through dialogue together and with the applicant. Additional benefits had come forward in the form of the footbridge and offsite play equipment which would of great community value

Councillor Faulkner proposed the recommendations in the report in addition to an update to the Section 106 agreement for a contribution to offsite play equipment in place of the onsite play equipment and to fund and construct a connecting footbridge link. Councillor Holmes seconded the motion.

RESOLVED that

Planning application 19/01302/FUL be APPROVED subject to conditions and a Section 106 Agreement to secure contributions towards:

- (i) **Affordable housing including local priority**
- (ii) **Funding Traffic Calming on Mill Hill**
- (iii) **Primary and secondary education provision***
- (iv) **Contribution to sustainable transport options**
- (v) **Contribution towards waste services**
- (vi) **NHS contribution**
- (vii) **Contribution to the War Memorial Institute upgrading and expansion***
- (viii) **Contribution towards additional play equipment at the Stathern recreation area***
- (ix) **Footbridge link**

(sums as set out at section 6 of the original report comprised in Appendix B, as amended by the sums conveyed at para 2.8 of the report (amendments marked with *))

(Unanimous)

REASONS:

The application site is allocated for housing in the Melton Local Plan and Neighbourhood Plan. The proposal provides adequate access and is satisfactory in terms of layout, design, provision of open space etc.

The proposal can proceed without undue impact on surrounding properties and an infrastructure capacity can be maintained through developer contributions. The development would make a contribution to current parking issues on Main Street through the Planning Report 19/00741/FUL - Field OS 4011, Tofts Hill, Stathern provision of 12 additional parking spaces and traffic calming being introduced for traffic approaching Stathern from Mill Hill travelling north west, to the benefit of traffic conditions generally as well as those directly associated with the development.

The amendments to the application (21st September 2020) further enhance the development and are of benefit to the impact on surrounding residential property.

(Councillor Steadman here re-joined the Committee.)

PL63

Application 19/00245/REM

Reference:	19/00245/REM
Location:	Land off Field OS 0002, Leicester Road Melton Mowbray
Proposal:	Approval of reserved matters for 233 dwellings (appearance, landscaping, layout and scale) related to Phase 1 of the outline approval 15/00910/OUT for the erection of a total of 520 dwellings (the wider approved development) and provision of drainage associated infrastructure and public open space (Phase 1 of 17/00717/VAC /15/00910/OUT

The Planning Policy Manager addressed the Committee and provided a summary of the improvements and amendments to the site following design workshops and meetings between the developer and officers since the application had first been considered by the Committee in November 2019. She advised that tandem parking had been addressed where possible, visitor parking spaces and open spaces had been added as well as some connectivity to the Kirby Fields Park.

It was noted that the housing mix was top heavy with 4 bed homes as there was no agreement on the breakdown at the outline application stage. 25 affordable units were included in the housing mix also agreed at the outline stage, the detail of which was included in a condition which would not specify tenure split until the condition was discharged. Therefore the tenure mix had not yet been determined as the condition had not been discharged. It was expected that the breakdown would be in accordance with the Affordable Housing SPD but Members could make their wishes known at the meeting and these may be taken into account.

The Planning Policy Manager was complimented on her presentation skills and sound advice to Members.

Due to the Highway Authority's condition relating to drainage being considered ultra vires as it should have been agreed at the outline stage, there was concern as to the drainage arrangements on the site. The Planning Policy Manager responded that the lead flood authority had raised no concerns and the site levels would be raised where needed in accordance with the plans.

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:

- Robert Galij, Planning Director, Barratt David Wilson Homes

It was noted that although there was some open space as well as the green attenuation plot on the site, it was expected that residents would use the adjoining Kirby Fields Park as recreational space and there was no contribution for offsite recreational space.

During discussion the following points were noted:

- It was felt that the developer had met the minimum standard that was requested and there was no generosity in the development
- There was concern as to whether all the roads were to be adopted and it was noted that some smaller roads were not
- It was considered whether there could be a condition to stop those with a garage instead of a parking space converting the garage into other accommodation as this would have a knock on effect to street parking and it was understood that permitted development rights could be removed to help with this
- There weren't enough green areas for all ages of people to meet up and children to play nor a contribution to recreation for the town
- It was felt that the design was poor, houses were small, parking was still an issue and there was a lack of open space
- Being the third time before the Committee, it was still felt to not meet the NPPF standard and national design guide nor policy D1. The changes made so far were appreciated but the applicant had not gone far enough to create a good quality design for Melton to live with for the next 50 years
- It would have been worthwhile for the developer to have met with the Ward Councillors and Planning Officers at the outset to understand what was expected
- It was felt the road network within the development would be busy and children from the opposite side of the development would have to walk across the estate to reach the Kirby Fields Park

Councillor Higgins proposed the application be refused for the following reason :

'The Reserved Matters application has not sufficiently demonstrated that it would result in a form of development that would deliver good quality design and be sympathetic to the character of the locality by virtue of its appearance, landscaping, layout and scale. As such the proposal is considered to conflict with the criteria set out within Policies D1 of the Melton Local Plan, and design matters as set out within the revised National Planning Policy Framework (2019) and the advice set out within the National Design Guide.'

Councillor Holmes seconded.

RESOLVED that

Application 19/00245/REM be refused for the following reason:

'The Reserved Matters application has not sufficiently demonstrated that it would result in a form of development that would deliver good quality design and be sympathetic to the character of the locality by virtue of its appearance, landscaping, layout and scale. As such the proposal is considered to conflict with the criteria set out within Policies D1 of the Melton Local Plan, and design matters as set out within the revised National Planning Policy Framework (2019) and the advice set out within the National Design Guide.'

	(Unanimous)
PL64	Urgent Business There was no urgent business.

The meeting closed at: 7.25 pm

Chair