

Minutes

Meeting name	Planning Committee
Date	Thursday, 12 November 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	D. Pritchett (Substitute)

Officers

- Assistant Director for Planning and Delivery
- Planning Development Manager
- Locum Planning Solicitor
- Democratic Services Manager
- Democratic Services Officer (SE)

Minute No.	Minute						
PL65	<p>Apologies for Absence</p> <p>An apology for absence was received from Councillor Wood and Councillor Pritchett had been appointed as his substitute, however Councillor Pritchett had not yet joined the meeting.</p> <p>Councillor Chandler reported that she had digital connection issues and was currently present but she may lose connectivity.</p>						
PL66	<p>Minutes</p> <p>The minutes of the meeting held on 15 October 2020 were confirmed and authorised to be signed by the Chair.</p>						
PL67	<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 PL70: 19/00256/FUL - Land North of 55 Main Street, Kirby Bellars</u></p> <p>Councillor Browne confirmed that he would be representing his ward on this application by making a representation to the Committee. He would therefore leave the meeting for the debate and not vote on this item in accordance with the Council's Procedure Rules.</p>						
PL68	<p>Schedule of Applications</p>						
PL69	<p>Application 20/00652/REM</p> <table border="1" data-bbox="288 1308 1430 1565"> <tr> <td data-bbox="288 1308 496 1352">Reference:</td> <td data-bbox="496 1308 1430 1352">20/00652/REM</td> </tr> <tr> <td data-bbox="288 1352 496 1397">Location:</td> <td data-bbox="496 1352 1430 1397">Field OS 3500 Hecadeck Lane Nether Broughton</td> </tr> <tr> <td data-bbox="288 1397 496 1565">Proposal:</td> <td data-bbox="496 1397 1430 1565">Erection of 20 dwellings relating to the approval of reserved matters being access, appearance, landscaping, layout and scale following the grant of outline permission reference 15/01019/OUT (Residential development of up to 25 dwellings)</td> </tr> </table> <p>The Planning Development Manager addressed the Committee and provided an update on the application as follows:</p> <ul data-bbox="288 1738 1493 2078" style="list-style-type: none"> • There had been further discussions with the agent who considered access had already been granted at outline stage and had submitted a revised statement for review however the local planning authority were satisfied that all matters were reserved, including access, at the outline planning application stage • A response from the local lead flood authority had been received and they were satisfied that the application demonstrated adequate surface water drainage • The LLFA had requested additional information regarding the outfall from the site and this information would be required to discharge condition 7 of the 	Reference:	20/00652/REM	Location:	Field OS 3500 Hecadeck Lane Nether Broughton	Proposal:	Erection of 20 dwellings relating to the approval of reserved matters being access, appearance, landscaping, layout and scale following the grant of outline permission reference 15/01019/OUT (Residential development of up to 25 dwellings)
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outline planning permission and considered at that point

- With regard to outstanding highway layout matters, further information on visibility and tracking had been received and the Highway Authority had confirmed that the tracking was acceptable and the internal layout was to an adoptable standard. The Highway Authority had requested a stage 1 road safety audit to be submitted which would identify any design concerns. This was the only outstanding matter on highways. It should be noted that if the application was approved, the final decision would need to be delegated to officers subject to the satisfactory provision of a road safety audit
- The Parish Council had made a further representation that they had significant concerns relating to the infrastructure of linking the application site to the rest of the village and they considered a full pavement making this connection was the responsibility of the developer

The Assistant Director for Planning and Delivery further reported that some matters connected to the access and specifically the inclusion of a footpath were not part of the reserved matters application and would need to be the subject of a separate design submission under a condition of the outline permission and therefore would be considered at a later date. Should the Committee request it, the Ward Councillor could be involved in any footpath design discussions.

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:

- Councillor George Schmidt, Nether Broughton & Old Dalby Parish Council
- Piers Flavin, Objector
- Daniel Browne, Agent, Grace Homes
- Councillor Joe Orson, Ward Councillor

In response to a Member question concerning using his local knowledge to have involvement in the footpath design, Councillor Orson confirmed his agreement.

It was noted that the layby/gateway close to the site was not part of the application site. There was concern about access to the pumping station should cars be parked in the layby/gateway.

During discussion the following points were noted:

- Overall Members had no objection to the development but had concerns regarding the provision of a suitable footpath
- Members considered there were currently safety concerns but felt reassured that a footpath would be the subject of a later issue and discussion with the developer

- It was considered appropriate that the Ward Councillor be included in these discussions and it was assumed that the Parish Council would also have some involvement
- It was requested that the hedging should be a native species, specifically hawthorn was preferred
- The housing mix was considered good and the application included biodiversity enhancements which were welcomed and it was hoped that other developers would follow this example

(Councillor Pritchett joined the meeting during the Planning Development Manager's introduction and due to his late arrival and not having heard all of the update, it was noted that he would abstain at the vote. This position was confirmed as appropriate by the Legal Advisor.)

(Councillor Chandler experienced digital connection issues throughout the application. It was reported she could hear and speak during most of the item but could not see the Committee or be seen. Due to these connectivity issues, it was noted that she would abstain at the vote.)

Councillor Holmes proposed the application be approved subject to provision of a native hedge within the conditions and delegated to officers for the additional information requested by the LLFA and Highway Authority as well as the Ward Councillor being involved in the footpath design. Councillor Higgins seconded the motion.

RESOLVED that

- (a) Application 20/00652/REM be DELEGATED FOR APPROVAL to the Assistant Director for Planning and Delivery subject to :**
- (i) the conditions as set out in Appendix C to include a native hedge in the landscaping condition;**
 - (ii) additional information regarding the outfall from the site and this information would be required to discharge condition 7 of the outline planning permission and considered at that point;**
 - (iii) satisfactory provision of a road safety audit;**
- (b) The Ward Councillor take part in the access and footpath discussions upon the submission of that future 'discharge of condition' application.**

(8 for, 3 abstentions (1 abstention due to connectivity issues))

REASONS:

The application is recommended for approval as the principle of residential development is established and the amended plans have demonstrated a satisfactory housing mix in accordance with local needs. The layout, scale and design of the development is in keeping with the area and would not have a

significant adverse impact on neighbouring residential amenity. The house type designs are traditional and suitably reflect the rural vernacular. Outstanding issues of highway safety and biodiversity are addressed through the submission of amended plans.

PL70

Application 19/00256/FUL

Reference:	19/00256/FUL
Location:	Land north of 55 Main Street, Kirby Bellars
Proposal:	Erection of 3 two bed single storey detached dwellings and associated access and landscaping

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

The Planning Development Manager addressed the Committee and provided a summary of the application. She advised that the application was previously considered by the Committee in October 2019 and was deferred to allow for further information on housing needs in Kirby Bellars to be presented. A Housing Needs Survey had since been provided and a full review of this assessment was contained with the report.

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:

- Cllr Angus Smith, Kirby Bellars Parish Council
- Mrs J E Dolan, Applicant
- Cllr Ronan Browne, Ward Councillor

In response to a Member question, Councillor Browne responded that with regard to the affordable property, he would work with the officers on the requirements for the provision and have it marketed locally for local people. The property would be a discount market home and would be the only one on the development to be subject to restrictions.

It was queried as to marketing the property towards families when there was no play area in Kirby Bellars. Councillor Browne considered that the property was close to Frisby which had a play area and there were rural footpaths around the village to access other villages and facilities.

During discussion the following points were noted:

- Members felt it was a good application and the affordable housing was a positive offer. It was felt that the development would bring much needed new

- blood and younger people to the village
- It was noted that a Section 106 Agreement would be needed for the requirements of the discount market home and local connection occupancy criteria, and the Assistant Director advised that there was standard text that could be adapted should Members require this
 - It was agreed that the discount market home should be maintained as such in perpetuity
 - Members were encouraged that the Parish Council, Ward Councillor and developer were all in agreement that there was a consensus that the development was desirable
 - Members considered the terms of the Section 106 Agreement should be agreed between Officers and the Ward Councillor
 - It was felt to be acceptable for a departure from the Local Plan in this instance because although not a perfect fit in relation to identified needs, there was a shortage of affordable properties and the housing needs survey had outlined a need for one storey properties
 - The reason to approve against the officer recommendation was considered to reflect that it was a borderline case for sustainability as there were good transport links to the village and to take up the offer of a much needed discount market home
 - The development was felt to not only encourage a young family to live in the village but also to provide one storey accommodation for elderly residents to enable them to remain in their community
 - One Councillor felt that the village was not sustainable for a young family due to the lack of facilities for young children but was supportive of the bungalows for the over 55s

(Councillor Chandler experienced digital connection issues throughout the application. It was reported she could hear and speak during most of the item but could not see the Committee or be seen. Due to these connectivity issues, it was noted that she would abstain at the vote.)

Councillor Posnett proposed the application be approved subject to a Section 106 Agreement for the discount market home with an occupancy restriction, the details of which to be finalised in consultation with the Ward Councillor. Councillor Steadman seconded the motion.

RESOLVED that, contrary to the Officer recommendation,

Planning application 19/00256/FUL be APPROVED subject to a Section 106 Agreement for the discount market home with occupancy restriction to those with a local connection, the details of which to be finalised in consultation with the Ward Councillor.

(9 for, 1 abstention due to connectivity issues)

(Councillor Browne here re-joined the Committee.)

PL71

Urgent Business

There was no urgent business.

The meeting closed at: 7.44 pm

Chair