

Minutes

Meeting name	Planning Committee
Date	Wednesday, 10 November 2021
Start time	6.00 pm
Venue	Parkside, Station Approach, Burton Street, Melton Mowbray, Leicestershire, LE13 1GH

Present:

Chair P. Posnett MBE (Vice-Chair, in the Chair)

Councillors	R. Browne	P. Chandler
	J. Douglas	J. Illingworth
	R. Smith	M. Steadman
	C. Evans (Substitute)	A. Hewson (Substitute)

Officers Assistant Director for Planning and Delivery
Solicitor
Democratic Services Officer (HA)
Democratic Services Officer (SE)

Minute No.	Minute						
PL41	<p>Apologies for Absence</p> <p>Apologies for absence were received from Councillors Fisher, Holmes, Pritchett and Wood. Councillor Hewson was appointed as substitute for Councillor Holmes and Councillor Evans was appointed as substitute for Councillor Wood.</p> <p>Councillor Hewson was not present at the start of the meeting.</p>						
PL42	<p>Minutes</p> <p>The minutes of the meeting held on 7 October 2021 were approved as a true record.</p>						
PL43	<p>Declarations of Interest</p> <p>Councillor Posnett held a standing personal interest in any matters relating to the Leicestershire County Council due to her role as a County Councillor.</p>						
PL44	<p>Schedule of Applications</p>						
PL45	<p>Application 19/01303/FUL</p> <table border="1" data-bbox="288 1014 1433 1144"> <tr> <td>Reference:</td><td>19/01303/FUL</td></tr> <tr> <td>Location:</td><td>Holme Farm, Rearsby Lane, Gaddesby</td></tr> <tr> <td>Proposal:</td><td>Land at Holme Farm, Gaddesby</td></tr> </table> <p>The Assistant Director for Planning and Delivery addressed the Committee and provided a summary of the application and reported that there had been a late request from the County Council for an increase to the education contribution to £77,095 and that the applicant was willing to meet this request. He summarised that the recommendation remained for approval.</p> <p>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:</p> <ul style="list-style-type: none"> • David Grundy, Applicant <p>During discussion the following points were noted:</p> <ul style="list-style-type: none"> • Members were in agreement that the development enhanced the area and the layout and provision of housing suited the site • The only concern was for the developer having to commit more funding into the sewage and water system however it was appreciated that this would also benefit the wider community • It was noted and felt to be appropriate that the affordable housing contribution would benefit the town 	Reference:	19/01303/FUL	Location:	Holme Farm, Rearsby Lane, Gaddesby	Proposal:	Land at Holme Farm, Gaddesby
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Location:	Holme Farm, Rearsby Lane, Gaddesby						
Proposal:	Land at Holme Farm, Gaddesby						

Councillor Browne proposed that the application be approved including the increased education contribution to £77,095. Councillor Chandler seconded the motion.

RESOLVED

That the application be APPROVED, subject to:

- **Conditions, as set out in Appendix B**
- **Completion of a s106 agreement securing the following:**
 - **Education contribution (for the capacity of Gaddesby Primary School: £77,095**
 - **Contribution to the provision of off-site affordable housing (commuted sum): £60,000**
 - **Civic Amenities contribution towards Melton HWRC : £1,157**
 - **Contribution to library facilities: £430**

(Unanimous)

REASONS

The proposal accords with the requirements of Policies SS1 and SS2 which emphasise the need to provide housing in locations that can take advantage of sustainable travel. Gaddesby is identified within policy SS2 as an appropriate location for growth and therefore sustainable development in this location is supported.

The site comprises an allocated site under policy C1(A) of the Local Plan Outline planning permission has previously been granted and this new application also accords with the Local Plan allocation. The principle of development is therefore acceptable.

The access and parking is deemed acceptable, there would be no significant adverse impact upon adjacent residential properties and the proposal is considered to be sympathetic to the character of the surrounding area. The proposal is considered acceptable on grounds of flooding/drainage, ecology and archaeology.

A viability appraisal has been submitted to demonstrate that full compliance with affordable housing provision cannot be met due to the abnormal costs associated with development of the site, mainly the required £275,000 Severn Trent works. As such, the required affordable units cannot be provided and a financial contribution of £60,000 for an off-site affordable housing contribution has been negotiated. Local Plan Policy C4 requires that viability is taken into account when considering affordable housing.

Application 20/01157/OUT

Reference:	20/01157/OUT
Location:	19B High Street, Waltham on the Wolds
Proposal:	Residential Development of 2 no 1.5 storey dwellings

The Assistant Director for Planning and Delivery addressed the Committee and provided a summary of the application and summarised that the recommendation was for approval. He further mentioned that as the application was outline it would be subject to reserved matters approval where appropriate

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:

- Miranda Pilkington for the applicant

During discussion the following points were noted:

- It was noted that this was an outline application and queries had been raised and satisfactorily responded to therefore the application should be permitted
- There was a request for the hedges to be retained in the landscaping scheme and the Assistant Director noted this could be included
- There was concern at the Severn Trent Water position but this was not a reason for refusal however the Assistant Director was monitoring the promises made by Severn Trent Water

Councillor Illingworth proposed that the application be approved including a request that the conditions include a requirement that boundary treatment should comprise of hedging. Councillor Steadman seconded the motion.

RESOLVED

That the application be APPROVED, subject the conditions as set out in the original report (Appendix A) with additional content requiring that the boundary treatment comprise hedging.

(Unanimous)

REASONS

In the opinion of the Local Planning Authority the proposed development, by reason of siting and design, would result in a development that would appear complimentary to the existing built form and would be sympathetic to the character of the area, thus having no detrimental impact on the visual amenity of the site.

The proposed development would not appear alien in form and respects the wider character of the area and would not be considered to have a detrimental impact on its users or the occupiers of neighbouring units.

The proposed development would therefore accord to Policies D1, SS1, EN6 and EN13 of the Melton Local Plan, Policy S1, H1, H4, H6 and H8 of the Waltham on the Wolds and Thorpe Arnold Neighbourhood Plan and the overall aims of the National Planning Policy Framework 2021.

(Councillor Hewson arrived during consideration of the preceding item, took no part in the debate and did not vote on the application.)

PL47

Application 21/00965/FUL

Reference:	21/00965/FUL
Location:	Park Lane Public Conveniences, Park Lane Melton Mowbray
Proposal:	Proposed demolition of unused public W/C facility to residential to provide two 2-bed flats

The Assistant Director for Planning and Delivery addressed the Committee and advised that the only reason the application was presented was for transparency in decision-making as the Council was the applicant. The application refreshed the previous version which had lapsed.

There were no public speakers.

During discussion the following points were noted:

- There was discussion around external storage for cycles or mobility scooters depending on the age of the potential residents
- It was noted that one unit had this type of space and the other not
- There was concern at there being no car parking provision and that this may put working people off living there
- It was felt that those who chose to live there would understand the limitations of the site and possible commit to use public transport
- There was concern that there was no comment from the Conservation Officer and that it was a shoebox development
- The development regenerated a building that was doing nothing and could help two families or individuals to live independently
- It was queried as to whether the Council could develop the site and benefit from the rental income and noted that there were restrictions on rental income and there was currently no mechanism to build open market housing

Councillor Browne proposed that the application be approved. Councillor Illingworth seconded the motion.

RESOLVED

That the application be APPROVED, subject to conditions set out in Appendix B.

(Unanimous)

REASONS

Policies SS1 and SS2 of the Local Plan set out the spatial hierarchy for the Borough. Policy SS2 states that Melton Mowbray main urban area is the priority location for growth and will accommodate approximately 65% of the Borough's housing need.

The application site is located within the main urban area of Melton Mowbray, close to amenity and public transport facilities. The provision of two small 2 bedroom units within a sustainable location would contribute towards the Boroughs housing supply.

The existing building at the site is of no architectural merit or historical significance and its removal would not result in any harm to the conservation area. Furthermore, there has been no identified material impact on residential amenity, or highway safety.

(There was a two minute adjournment following the vote of the preceding item.)

PL48

Proposed variation to affordable housing provision

Application:	17/01389/FUL
Location:	Butlers Cottage 11 Somerby Road, Pickwell
Proposal:	Proposed variation to affordable housing provision

The Assistant Director for Planning and Delivery addressed the Committee and provided a summary of the report and the consultations received. He referred to a positive response to the proposal from the Ward Councillor and the Parish Council had been supportive to the original application and for keeping the affordable housing local.

There was a concern at allocating affordable housing for the future and where it may be sited. The Assistant Director responded that it was for the Committee to determine on its location and a cascade approach could be applied when the money was available to start with Somerby and if it was not viable to build there, then the funding cascade to south of Melton and then the wider Borough. This would ensure the allocated funding would not be lost.

During discussion the following points were noted:

- Members were supportive of flexibility and the cascade approach and wording to suit that situation should be applied
- It was felt that this approach would ensure that the funding was not lost

Councillor Illingworth proposed that the application be approved and the cascade approach be applied to ensure prioritisation be given to its expenditure being in the area local to this application if possible. The appropriate wording to be delegated to the Assistant Director for Planning and Delivery. Councillor Steadman seconded the motion.

RESOLVED

That the request to vary the s106 in relation to affordable housing provision to a 'commuted sum' of £59,000 be approved using a cascade approach to ensure prioritisation be given to its expenditure being in the area local to this application if possible, the appropriate wording be delegated to the Assistant Director for Planning and Delivery.

(Unanimous)

REASONS

The proposed Deed of Variation is within the scope of the Council's approach to affordable housing provision as set out in the Housing Mix and Affordable Housing Supplementary Planning Document (SPD) July 2019.

There is little prospect that a Registered Provider would acquire a single unit on the site and financial provision is considered to be a more effective way of ensuring delivery and long term sustainability of Affordable Housing.

There is concern that there is insufficient demand within the defined area to take advantage of the type of affordable housing proposed in the original Agreement.

PL49

Urgent Business

There was no urgent business.

The meeting closed at: 6.45 pm

Chair