



TOWN AREA COMMITTEE

PARKSIDE, STATION APPROACH, BURTON STREET, MELTON MOWBRAY

10 APRIL 2017

PRESENT:-

Councillors T. Greenow (Chair),
T.S Bains, M. Blase, T. Beaken, J. Douglas, M. Glancy,
J. Illingworth, A. Pearson, P.M. Posnett, J. Wyatt

AS OBSERVER:-

Councillor Leigh Higgins

Chief Executive
Administrative Assistant Communication and Member Support

T13. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Cumbers, Hurrell and Lumley.

T14. DECLARATIONS OF INTEREST

Councillors Douglas, Illingworth and Wyatt each declared a personal interest as Members of the Planning Committee and here left the meeting.

Councillor Glancy declared a personal interest as a Member of the Planning Committee and stated she would not participate in the determination of this planning application at the Planning Committee.

Councillors Higgins declared a personal interest as a Substitute Member of the Planning Committee here left the meeting.

Councillor Posnett declared a personal interest as a Substitute Member of the Planning Committee and stated she would not participate in the determination of this planning application at the Planning Committee.

Councillor Greenow declared a pecuniary interest in the following planning application and proposed Councillor Glancy chair the item of business. Councillor Blasé seconded and all Members were in favour.

(Councillor Greenow here left the meeting)
(Councillor Glancy in Chair)

T15. CONSULTATION – PLANNING APPLICATIONS

The following Planning Application was considered and comments submitted on the application as indicated.

Item No.	Application Reference	Application Summary
1.	17/00281/OUT	<u>Land at South of Hill Top Farm, St Bartholomew's Way, Melton Mowbray.</u> Outline application for up to 30 dwellings (access off St Bartholomew's Way already approved).

The Chief Executive gave an overview of Planning Application reference 17/00281/OUT (highlighting that the Members may wish to give particular consideration to 'site constraints') and plans of the site were viewed by Members.

Committee Comments

A discussion was held, concerning the planning application and Members made the following comments:-

- The bus stop should be an adequate distance from the application site to enable usage.
- Full impact of the development on the Scheduled Monument to be assessed and appropriate conditions attached or decisions made in this context.
- Consideration should be given to the measures taken to protect any artefacts and other structures when excavating (Members noted that it would be useful to have comments on this from Historic England and Leicestershire County Council).
- The application site was in close proximity to a pig farm. Consideration should be given to any 'agricultural smells' at the application site.
- The impact of traffic as a result of an additional 30 dwellings should be explored and the adequacy of the road network confirmed. Cumulative effect needs to be considered.
- If contributions to the greater Highways infrastructure are appropriate in the context of the application, these should be sought
- Height issues were noted. Three story properties were not in-keeping with the area and the possibility of other properties 'towering over' the monument site was a concern.
- There was expectation that the 'usual' practice would be employed to ensure contributions from the Education Department.
- Attention should be given to ensure adequate road widths to facilitate safe on-street parking and sufficient provision for off-street parking (Build for Life standards referenced).

Additional Comments/Reasons:

- The Committee's comments as listed above form part of the consultation on Planning Application 17/00281/OUT.

T16. URGENT BUSINESS

There was no urgent business.

The meeting which commenced at 18:30 p.m, closed at 18:51 p.m

Chairman