

# Minutes

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| <b>Meeting name</b> | <b>Planning Committee</b>  |
| <b>Date</b>         | <b>Thursday, 3 February 2022</b>   |
| <b>Start time</b>   | <b>6.00 pm</b>   |
| <b>Venue</b>        | <b>Parkside, Station Approach, Burton Street,<br/>Melton Mowbray, Leicestershire, LE13 1GH</b> |

## Present:

**Chair** Councillor P. Posnett MBE (Chair)

|                    |                          |                |
|--------------------|--------------------------|----------------|
| <b>Councillors</b> | M. Steadman (Vice-Chair) | R. Browne      |
|                    | P. Chandler              | J. Douglas     |
|                    | E. Holmes                | J. Illingworth |
|                    | D. Pritchett             | R. Smith       |
|                    | T. Webster               | P. Wood        |

**Officers**

- Assistant Director for Planning and Delivery
- Solicitor
- Planning Development Manager
- Senior Planning Officer (RR)
- Senior Democratic Services & Scrutiny Officer
- Democratic Services Officer (SE)

| Minute No.          | Minute   |                     |              |                  |  |                  |  |
|---------------------|--|---------------------|--------------|------------------|--|------------------|--|
| PL68                | <p><b>Apologies for Absence</b></p> <p>There were no apologies for absence. Councillor Webster was not present at the start of the meeting.</p>  |                     |              |                  |  |                  |  |
| PL69                | <p><b>Minutes</b></p> <p>The minutes of the meeting held on 13 January 2022 were confirmed as a true record.</p>   |                     |              |                  |  |                  |  |
| PL70                | <p><b>Declarations of Interest</b></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>  |                     |              |                  |  |                  |  |
| PL71                | <p><b>Schedule of Applications</b></p>   |                     |              |                  |  |                  |  |
| PL72                | <p><b>Application 21/00834/FUL</b></p> <table border="1"> <tr> <td><b>Application:</b></td><td>21/00834/FUL</td></tr> <tr> <td><b>Location:</b></td><td>Meadow Cottage, 37 New Road, Burton Lazars</td></tr> <tr> <td><b>Proposal:</b></td><td>Demolition of existing dwelling and outbuilding and erection of a replacement 3 bedroom dwelling</td></tr> </table> <p>The Senior Planning Officer addressed the Committee and provided a summary of the application and advised that since publication of the report responses had been received from the Highway Authority and the Leicestershire County Council Ecological section both of which had raised no objections. Therefore the application was recommended for approval.</p> <p>The Senior Planning Officer responded to Member queries as follows:</p> <ul style="list-style-type: none"> <li>Approximately one third of the paddock was included in the application, some of this was patio and the application did include for the paddock to become part of the garden and to prevent further development of the site Members could remove permitted development rights</li> <li>To ensure materials were in-keeping with the neighbouring historic cottage it was advised that Members could request a new condition that these be submitted for approval</li> <li>There was a public right of way not just for this house but for the field and this would remain</li> <li>It was understood the property was in the ownership of the applicant</li> </ul> <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"> <li>Councillor Tim Blewett of Burton and Dalby Parish Council</li> </ul> <p>Councillor Blewit responded to Member questions as follows:</p> | <b>Application:</b> | 21/00834/FUL | <b>Location:</b> | Meadow Cottage, 37 New Road, Burton Lazars | <b>Proposal:</b> | Demolition of existing dwelling and outbuilding and erection of a replacement 3 bedroom dwelling |
| <b>Application:</b> | 21/00834/FUL   |                     |              |                  |  |                  |  |
| <b>Location:</b>    | Meadow Cottage, 37 New Road, Burton Lazars   |                     |              |                  |  |                  |  |
| <b>Proposal:</b>    | Demolition of existing dwelling and outbuilding and erection of a replacement 3 bedroom dwelling   |                     |              |                  |  |                  |  |

The developer had not approached the Parish Council about the application Although the draft Neighbourhood Plan referenced from its survey of residents that 3 bed houses were needed, Councillor Blewett quoted a higher percentage had a preference for 2 bed bungalows He was unsure of the boundary ownership and was aware of the public right of way between the application site and the neighbouring property

- Wayne Hickling, Objector
- Chris Jesson, Agent of Planning and Design Group  
Mr Jesson responded to Member questions as follows:  
The application had been submitted on the basis of ownership by the applicant  
The Parish Council nor the Ward Councillor had been consulted and this was mainly a timing issue and they were more than happy to discuss the application in the future
- Councillor Robert Child, Ward Councillor  
Councillor Child responded to a question as follows:  
The development would be 2 metres higher than the neighbouring historic cottage as that property was set very low

During discussion the following points were noted:

- The Neighbourhood Plan was in draft form and was currently not at a stage to carry sufficient weight to be applied in this case
- It was pointed out that although the proposed property would be 2 metres higher than the existing building, it was still lower than other neighbouring buildings therefore the proposal would not dominate the street scene
- The access arrangement was existing and was not a new entrance
- The green space currently provided no amenity value
- From the recent survey of residents for the Neighbourhood Plan, 57 percent of responders were in favour of 3 bed homes
- There was generally no objection to the development
- However it was felt local democracy had not been followed and to ensure transparency the application should be deferred to allow this to take place
- It was noted that both the Ward Councillor and Parish Council would like some input on the application and they should have the opportunity for this dialogue with the applicant to reach a compromise
- It was considered preferable that the proposal be sympathetic to the neighbouring historic cottage

Councillor Browne proposed that the application be deferred to enable the full democratic process to be followed in the form of discussions with the Parish Council and Ward Councillor to reach a compromise position. Councillor Steadman seconded the motion.

## **RESOLVED**

**That the application be DEFERRED to enable the full democratic process to**

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|------|---|
|      | <p><b>be followed in the form of discussions with the Parish Council and Ward Councillor to reach a compromise position.</b></p> <p>(Councillor Webster entered the meeting at 6:07 pm during the Senior Planning Officer's presentation therefore he took not part in the debate nor voted on this application.)</p> |
| PL73 | <p><b>Urgent Business</b></p> <p>There was no urgent business.</p>  |

The meeting closed at: 6.59 pm

Chair