

Minutes

Meeting name	Planning Committee
Date	Thursday, 23 June 2022
Start time	6.00 pm
Venue	Parkside, Station Approach, Burton Street, Melton Mowbray, Leicestershire, LE13 1GH

Present:

Chair Councillor P. Posnett MBE (Chair)

Councillors

T. Webster (Vice-Chair)	R. Browne
P. Chandler	C. Fisher
E. Holmes	J. Illingworth
D. Pritchett	R. Smith
P. Wood	

Officers

- Planning Development Manager
- Senior Solicitor (SD)
- Solicitor (TP)
- Senior Planning Officer (AC)
- Planning Officer (HW)
- Democratic Services Officer (HA)
- Democratic Services Officer (SE)

Minute No.	Minute						
PL12	<p>Apologies for Absence There were no apologies for absence.</p>						
PL13	<p>Minutes The minutes of the meeting held on 26 May 2022 were approved as a true record.</p>						
PL14	<p>Declarations of Interest 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>						
PL15	<p>Schedule of Applications Application 21/00836/FUL – Land at 36 Main Road, Kirby Bellars With regard to the above application, the Chair reported that additional information had been submitted on behalf of the applicant since despatch of the agenda. Due to its substantive content, which potentially altered the scope of the proposed development, time was needed to fully assess the information submitted. Therefore the application had been withdrawn from the agenda.</p>						
PL16	<p>Application 21/00834/FUL</p> <table border="1" data-bbox="288 1055 1442 1312"> <tr> <td>Application:</td> <td>21/00834/FUL</td> </tr> <tr> <td>Location:</td> <td>Meadow Cottage, 37 New Road, Burton Lazars</td> </tr> <tr> <td>Proposal:</td> <td>Demolition of existing dwelling and outbuilding and erection of a replacement three-bedroom dwelling with detached double garage, associated landscaping and means of access</td> </tr> </table> <p>(Councillor Holmes entered the meeting at 6.06 pm.)</p> <p>The Planning Officer (HW) addressed the Committee and provided a summary of the application and advised the application was recommended for approval subject to conditions.</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"> • Cllr Tim Blewett, Burton and Dalby Parish Council Cllr Blewett responded to Member questions as follows: Additional screening would offer privacy to the garden area and the Old School House • Wayne Hickling • Chris Jesson, Agent, Planning and Design Group 	Application:	21/00834/FUL	Location:	Meadow Cottage, 37 New Road, Burton Lazars	Proposal:	Demolition of existing dwelling and outbuilding and erection of a replacement three-bedroom dwelling with detached double garage, associated landscaping and means of access
Application:	21/00834/FUL						
Location:	Meadow Cottage, 37 New Road, Burton Lazars						
Proposal:	Demolition of existing dwelling and outbuilding and erection of a replacement three-bedroom dwelling with detached double garage, associated landscaping and means of access						

Mr Jesson responded to Member questions as follows:
The hedge at the front of the property would be retained

- Councillor Robert Child, Ward Councillor
Councillor Child was not in attendance and the Chair read out his representation

The Planning Officer (HW) confirmed there was already a landscaping condition which allowed for screen planting along the boundary with the neighbouring property, the Old School House. However if Members preferred, it was possible to add an additional condition for this specific purpose. With regard to future development, condition 11 would remove permitted development rights.

During discussion the following points were noted:

- It was not possible to add in consultation with the Parish Council as part of the planning condition on screening as this would not meet the tests associated with the setting of planning conditions
- Members felt the major issues had been addressed through the consultation with the Parish Council and Ward Councillor and although the Parish Council preferred a single storey property, the 2020 survey results did not have the same majority outcome and neighbouring properties were two storey therefore it was not felt that there should be a deviation from the Planning Officer's recommendation
- It was felt that an additional condition for non-overbearing screening would be helpful to offer privacy to the Old School House and the screening was requested to be of native species

Councillor Browne proposed that the application be approved with an additional condition for non-overbearing screening to offer privacy to the Old School House. Councillor Illingworth seconded the motion.

RESOLVED

That the application be APPROVED subject to conditions set out in Appendix A with an additional condition for non-overbearing screening to offer privacy to the Old School House.

(Unanimous)

REASONS

Appendix B contains the Committee report considered at the 3 February 2022 meeting of the Planning Committee and is included to provide information on the other material planning considerations, issues and representations raised in respect of this application separate from how the scheme has been re-designed to address the Parish Council's concerns and concerns of the neighbouring residents.

The reasons behind Committee's resolution to defer the application on 3 February are considered to have been addressed. Two additional conditions have been

	included (conditions 11 and 12 of Appendix A) to mitigate harm through controlling any future built form within the land currently in use as a paddock by removing permitted development rights for extensions and outbuildings. The officer's recommendation remains as approval subject to conditions.
PL17	Application 21/00836/FUL - Withdrawn This item was withdrawn from the agenda.
PL18	Urgent Business There was no urgent business.

The meeting closed at: 6.30 pm