

Minutes

Meeting name	Planning Committee
Date	Thursday, 30 March 2023
Start time	6.10 pm
Venue	Parkside, Station Approach, Burton Street, Melton Mowbray, Leicestershire, LE13 1GH

Present:

Chair Councillor P. Posnett MBE (Chair)

Councillors

R. Browne	P. Chandler
C. Evans	E. Holmes
J. Illingworth	D. Pritchett
P. Wood	R. Smith (Substitute)

Officers

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

The Chair delayed the start of the meeting by 10 minutes to 6.10 pm to ensure quoracy as there was unexpected traffic congestion in the town centre which affected some Members' arrival time.

Minute No.	Minute						
PL77	<p>Apologies for Absence Apologies for absence were received from Councillors Glancy, Lumley and Webster. Councillor Smith was appointed as substitute for Councillor Webster.</p> <p>Councillors Holmes and Pritchett were not present at the start of the meeting due to traffic congestion in the town centre.</p>						
PL78	<p>Minutes The minutes of the meeting held on 2 February 2023 were confirmed as a true record.</p>						
PL79	<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>						
PL80	<p>Schedule of Applications</p>						
PL81	<p>Application 21/01223/FUL</p> <table border="1" data-bbox="288 1010 1442 1227"> <tr> <td>Application:</td> <td>21/01223/FUL</td> </tr> <tr> <td>Location:</td> <td>Saltby Airfield, Skillington Road, Sproxton</td> </tr> <tr> <td>Proposal:</td> <td>Change of use of former airfield land to use for the import, storage and export (B8 use) of straw for commercial purposes; construction of weighbridge and welfare building (retrospective)</td> </tr> </table> <p>The Planning Officer (HW) addressed the Committee and provided a summary of the application and advised that 3 submissions had been received since despatch of the agenda from Denton Parish Council and from two local residents, none of which raised anything new that hadn't been covered in the report. The application was recommended for approval subject to conditions set out in Appendix A.</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> <p>Tricia Laurance, Croxton Kerrial Parish Council</p> <p>Following the speaker's presentation, the following points were noted:</p> <ul style="list-style-type: none"> • The meeting with the applicant and the community had discussed the routes and concerns for the hours of operation and the request for these to be altered but the applicant advised this was not possible • The majority of vehicles used the route from Croxton Kerrial and started early in the morning and continued in a regular pattern throughout the day 	Application:	21/01223/FUL	Location:	Saltby Airfield, Skillington Road, Sproxton	Proposal:	Change of use of former airfield land to use for the import, storage and export (B8 use) of straw for commercial purposes; construction of weighbridge and welfare building (retrospective)
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Keith Burnett, Objector

Following the speaker's presentation, the following points were noted:

- There were environmental concerns which were not in line with the Council's policies, particularly EN10

Paul Watson, Agent

Following the speaker's presentation, the following points were noted:

- There was separation of inbound and outbound traffic by using different access routes into the site which was supported by both county councils
- The application was not concerned with routing
- If smaller lorries or trailers were used, there would be more vehicle movements to ensure the operation remained viable and the number of bales remained the same which was part of the application
- There had been no discussions regarding access with the Glider Club as this was a separate business in different ownership
- The operation of the business was raised in terms of length of time for straw storage and whether some straw became unusable due to prolonged storage

The Planning Officer advised that she did not consider policy EN10 as being relevant to this application as the proposal was for straw storage and was not a low carbon energy plant proposal.

Policies C9 (healthy communities part (d) - healthy homes) and D1 (design policy, part (d) - residential amenity) were mentioned as possibly being in conflict with the proposal.

During debate the following points were noted:

- The application was not concerned with routing traffic and the Committee could not determine the application against the Lincolnshire and Leicestershire Highway Authorities' advice which had raised no concerns on the proposal
- The site could not be carbon neutral due to the business's reliance on the road network to be able to function
- The report was good and there was support for the recommendation
- There was concern at the traffic impact on local residents
- The climate change policy had been considered in the previous committee report at Appendix C along with other policies and that report and its appendices were also available on the Council's website
- The proposal was not an energy development concern but was for a storage facility therefore the discussion around carbon emissions was not relevant

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

RESOLVED

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

(4 for, 2 against, 3 abstentions)

(Councillor Holmes entered the meeting at 6.17 pm and took part in the debate and the vote.)

(Councillor Pritchett entered the meeting at 6.27 pm and took part in the debate and the vote.)

(Councillor Browne left the meeting at 6.42 pm and returned at 6.43 pm and was present for the vote.)

REASONS

Appendix B contains the Committee report considered at the 13 October 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 the clarification provided to address the Parish Council's concerns and concerns of the neighbouring residents; and the proposed re-routing for vehicles exiting the site.

The reasons behind Committee's resolution to defer the application on 13 October are considered to have been addressed. It is emphasised that no concerns relating to highways safety have been raised by either Leicestershire or Lincolnshire County Councils as the relevant Local Highways Authorities (LHA) to any of the potential vehicle routes proposed, and it is not considered reasonable, necessary or enforceable to include a condition to limit the vehicle routing outside of the site. The officer's recommendation remains approval subject to conditions.

PL82

Application 21/00344/OUT

Application:	21/00344/OUT
Location:	Land at Main Street, Wymondham
Proposal:	Outline planning application for the demolition of an existing brick building and the subsequent residential development of up to 24 dwellings, including vehicular access and an associated drainage scheme

The Planning Officer (GE) addressed the Committee and provided a summary of the application and advised the application was recommended for approval subject to conditions set out in Appendix C and a Section 106 Agreement to secure contributions towards:

- (i) Secondary and Post 16 Education Provision
- (ii) Contribution to sustainable transport options
- (iii) Waste services contribution

(iv) On Site Affordable Housing Provision

Members raised concerns and the Planning Officer responded as follows:

- Wymondham was a service centre and this was an allocated site for growth under the current Local Plan
- The affordable housing mix had been agreed at 10 homes in accordance with the Local Plan
- There was a motion to approve the application as the application was in line with the Council's policies. However the speakers had not taken part at this point and the Solicitor advised that should the Councillor remain open-minded and listen to the speakers and debate then he would be deemed to be not pre-determined. The Councillor agreed that they remained open-minded on the application
- This was an outline application and a further application would be submitted when the Parish Council would be consulted on the detail
- The Planning Officer gave assurance that conditions 2, 3 and 5 would be assessed against the relevant policies but the conditions could be amended to be more specific should Members wish to do so
- It was confirmed that a s106 request for £11k had been received for NHS services since the report had been published
- It was confirmed that no s106 request had been received from the Parish Council and any comments they had made at the workshop were included

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:

Howard Gresham, Wymondham Parish Council

Following the speaker's presentation, the following points were noted:

- There was concern that when the site was handed over to the developer, there would be no commitment from the current landowner to follow through on previous plans to construct a wooded area beyond the site which would alleviate drainage issues to the lower lying development site
- It was noted that conditions 9 and 10 covered drainage arrangements for the site and it was suggested that these conditions could be strengthened and to state the scheme must be in place prior to development rather than prior to occupation, also at the reserved matters stage the scheme be reviewed by the officers and any other relevant statutory bodies to ensure it was acceptable
- A Point of Order was raised as it was considered that questions were being addressed to officers and not the speaker, however the Solicitor explained that the questions to the officers were as a result of previous questions to the speaker

Chris Green, Agent

Following the speaker's presentation, the following points were noted:

- At the workshop meeting with the Parish Council, the agent had indicated that the landowner was willing to discuss wider concerns
- The drainage strategy was designed to take the surface water and move it around the site as necessary, and it provided betterment to control the water rather than the current empty field also if there was a wider solution that could be achieved then the landowner would be open for discussion

Councillor Malise Graham, Ward Councillor

During debate the following points were noted:

- Concern that there was no mention of the design spd and the Neighbourhood Plan H2 in the conditions and it was considered these should be included in the relevant conditions for the avoidance of doubt
- Severn Trent Water's comments formed part of the report
- It was pointed out that the application was outline with access and principle of development which meant that further details through discharge of conditions and reserved matters could be raised at a later stage as well as further engagement Severn Trent Water and other statutory consultees
- It was noted that conditions could be amended at this stage and any amendments should be listed in the decision

Councillor Pritchett proposed that the application be approved subject to the conditions listed in the report and the following :

- Conditions 9 and 10 be strengthened to ensure that at the reserved matters stage the scheme be reviewed by the officers and any other relevant statutory bodies to ensure it was acceptable
- Condition 9 be amended to state the scheme must be in place prior to development rather than prior to occupation
- Conditions 2, 3 and 5 be amended to include reference to the SPD and policy Neighbourhood Plan H2
- £11k be allocated under the s106 for NHS services

Councillor Browne seconded the motion.

RESOLVED

That the application is APPROVED subject to conditions set out in Appendix C and a Section 106 Agreement to secure contributions towards:

- (i) Secondary and Post 16 Education Provision**
- (ii) Contribution to sustainable transport options**
- (iii) Waste services contribution**
- (iv) On Site Affordable Housing Provision**

And the following :

- (v) Conditions 9 and 10 be strengthened to ensure that at the reserved matters stage the scheme be reviewed by the officers and any other relevant statutory bodies to ensure it was acceptable**
- (vi) Condition 9 be amended to state the scheme must be in place prior to development rather than prior to occupation**
- (vii) Conditions 2, 3 and 5 be amended to include reference to the SPD and policy Neighbourhood Plan H2**
- (viii) £11k be allocated under the s106 for NHS services**

(6 for, 2 against, 1 abstention)

(Councillors Chandler and Holmes requested their vote against the decision be recorded.)

REASONS

The proposal accords with the requirements of Policies SS1 and SS2 which strongly emphasise the need to provide housing in locations that can take advantage of sustainable travel and make appropriate provision for parking and ensure that there is not a significant impact caused to the Highway network. Wymondham is a 'service centre' under policy SS2 and identified as appropriate for a limited quantity of development in the form of allocations and accommodation of 'windfall'.

The site is allocated for housing purposes in the Neighbourhood Plan under Policy H2 with an estimated capacity of 20 and Policy C1 (A) Ref. WYM3 of the Melton Local Plan.

Affordable housing provision remains one of the Council's key priorities. This application delivers the required level of affordable housing (in line with the Melton Local Plan) that helps to meet identified local needs. Accordingly, the application presents a vehicle for the delivery of 10 affordable housing units, of a type that supports the local market housing needs. The final mix of affordable housing would be secured by Section 106 Agreement.

The application is in outline and demonstrates how this allocation could be delivered including the site specific criteria applied by the Plan. This report will go on to show that the principle of the proposal is compliant with the policies of the development plan as a whole when considering the Neighbourhood Plan and the Local Plan.

The development is considered to not result in a significant impact upon highway safety and a safe and suitable access is achieved to the site from Main Street. Sufficient off street parking provision can be secured as part of consideration of the proposed layout at detailed reserved matters stage.

Should Planning Permission be granted a further application would be submitted for "Reserved Matters" which would consider the following points Appearance,

	Landscaping, Layout and Scale. These matters are not considered within this report due to the application being submitted as an outline planning application with only access to be determined at this stage.
PL83	Urgent Business There was no urgent business.

The meeting closed at: 8.18 pm