

Minutes

Meeting name	Planning Committee
Date	Thursday, 11 July 2024
Start time	6.00 pm
Venue	Parkside, Station Approach, Burton Street, Melton Mowbray, Leicestershire, LE13 1GH

Present:

Chair Councillor A. Thwaites (Chair)

Councillors

J. Mason (Vice-Chair)	I. Atherton
S. Atherton	R. Browne
P. Cumbers	M. Glancy
M. Gordon	L. Higgins
D. Pritchett	

Officers

- Assistant Director for Planning
- Planning Development Manager
- Legal Services Manager
- Senior Planning Officer (AC)
- Planning Officer (AGC)
- Planning Officer (MK)
- Senior Democratic Services and Scrutiny Officer
- Democratic Services Officer (HA)
- Democratic Services Officer (SE)

Minute No.	Minute
PL7	<p>Apologies for Absence An apology for absence was received from Councillor Allnatt.</p>
PL8	<p>Minutes The minutes of the meeting held on 6 June 2024 were approved as a true record.</p>
PL9	<p>Declarations of Interest There were no declarations of interest.</p>
PL10	<p>Schedule of Applications</p>
PL11	<p>Application 23/00164/DIS Location : Land East Of Jericho Covert Jericho Lane Barkestone Le Vale Proposal : Application for the approval of details reserved by Condition 4 - Written Scheme of Investigation (WSI) Condition 5 - Construction Method Statement Condition 11 - Passing Bay Details on Castle View Road Condition 22 - Construction Traffic Management Plan (CTMP) of Planning Permission 20/01182/FUL</p> <p>The Senior Planning Officer (AC) addressed the committee and provided a summary of the application. Following the presentation, Members asked questions for clarification.</p> <p>Pursuant to Chapter 2, Part 9, Paragraphs 2.8-2.28 of the Council’s Constitution in relation the public speaking at Planning Committee, the Chair allowed the following to give a three minute presentation:</p> <ul style="list-style-type: none"> • Councillor Steve Exwood, Barkestone, Plungar & Redmile Parish Council • Nick Beddoe, Agent, Lighthouse Development Consulting <p>Councillor Ian Atherton proposed that the application be approved. Councillor Cumbers seconded the motion.</p> <p>RESOLVED</p> <p>That the detail be approved as submitted.</p> <p>(Unanimous)</p> <p>REASONS The reasons for approval were as outlined in the report.</p>

Application 21/00085/FUL

**Location : Ashby Folville Manor, Gaddesby Lane, Ashby Folville
Proposal : Partial demolition and remodelling of derelict lodge building;
construction of 2no. new dwellings; reinstatement of the former driveway and
gates to the Manor and reinstatement of parkland in place of modern
driveway; resurfacing of driveway and hardstanding surrounding the Manor;
and restoration of bridge over the Gaddesby Brook**

The Planning Officer (MK) addressed the committee and provided a summary of the application. Following the presentation, Members asked questions for clarification.

Pursuant to Chapter 2, Part 9, Paragraphs 2.8-2.28 of the Council's Constitution in relation the public speaking at Planning Committee, the Chair allowed the following to give a three minute presentation:

- Councillor John Simon, Gaddesby Parish Council
- Mr Brian Fare, Supporter
- Mr Jamie Lewis, Applicant
- Councillor Robert Child, Ward Councillor

Councillor Browne proposed that the application be refused for the reasons given below. Councillor Pritchett seconded the motion.

RESOLVED

That the application be refused, contrary to the officer recommendation, for the reasons given below.

(6 For, 4 Against, 0 Abstentions)

(Councillors Cumbers, Glancy and Higgins requested that their vote against the decision be recorded).

REASONS

In the opinion of the Local Planning Authority the proposal would, if approved, result in the provision of two additional dwellings in an unsustainable location. The development occupies an unsustainable location where there are limited local amenities, facilities and jobs, and where future residents are likely to depend highly on the use of a private motor vehicle. The proposal does not meet an identified proven local need and would be contrary to Policies, SS1, SS2 and SS3 of the Local Plan which seeks to restrict development in such settlements to that which is based on a local proven need. The proposal would also be contrary to Policies HBE1 and HBE3 of the adopted Neighbourhood Plan. The limited heritage benefits of the proposal do not outweigh the significant harm that would be caused by the unsustainable location of the development.

(There was a 5 minute adjournment at 7.39 pm.)

PL13

Application 22/00063/FUL

Location: Land OS 481195 338112, Castle View Road, Easthorpe

Proposal: Change of use of agricultural land to accommodate 2no. gypsy and travellers pitches for a total of 2no. mobile homes, 3no. touring caravans, 1no. utility block, 1no. sewage treatment plant and area of hardstanding

The Planning Officer (MK) addressed the committee and provided a summary of the application. He also advised on including the following additional condition around site access to prevent reversing onto the A52:

- No gates or other form of enclosure shall be erected at the entrance to the site from the A52 and turning facilities for all vehicles inclusive of construction, refuse and delivery vehicles to allow such vehicles to access from and exit on to the highway in a forward gear shall be provided within the site in accordance with details being first submitted to and approved by the Local Planning Authority before development commences.
- No development shall take place until the turning facilities have been provided in accordance with the approved details and thereafter such turning provision shall be kept clear of obstruction and be available for this purpose for the duration of the construction period and in perpetuity.

Following the presentation, Members asked questions for clarification.

Pursuant to Chapter 2, Part 9, Paragraphs 2.8-2.28 of the Council's Constitution in relation the public speaking at Planning Committee, the Chair allowed the following to give a three minute presentation:

- Ben Wills, 360 Rural Limited, Objector

Councillor Browne proposed that the application be approved with the new conditions as set out above and the amended condition 10.8. Councillor Glancy seconded the motion.

RESOLVED

That the application be approved subject to conditions detailed in Section 10 of the report in addition to the new conditions as set out below and amended condition 10.8 to include 'that construction should not be commenced nor the site occupied until the road works are completed' :

- **No gates or other form of enclosure shall be erected at the entrance to the site from the A52 and turning facilities for all vehicles inclusive of construction, refuse and delivery vehicles to allow such vehicles to access from and exit on to the highway in a forward gear shall be provided within the site in accordance with details being first submitted to and approved by the Local Planning Authority before development commences.**

- **No development shall take place until the turning facilities have been provided in accordance with the approved details and thereafter such turning provision shall be kept clear of obstruction and be available for this purpose for the duration of the construction period and in perpetuity.**

(Unanimous)

REASONS

The reasons for approval were as outlined in the report.

PL14

Application 24/00332/TPO

Location: King Edward VII Upper School Community Sports Centre (Melton Sports Village), Burton Road, Melton Mowbray

Proposal:

- **T1 Red Chestnut Crown lift 5.2m over highway and 2.5m over grass**
- **T2 Red Chestnut Crown Lift 5.2m over highway and 2.5m over grass**
- **T3 Red Chestnut Remove to ground level**
- **T4 Red Chestnut Crown lift 5.2m over highway and 2.5m over grass**
- **T5 Apple Remove to ground level**
- **T6 Beech Crown lift 3m**
- **T9 Red Chestnut Crown lift 2.5m**
- **T10 Red Chestnut Crown lift 2.5m**
- **T11 Red Chestnut Crown lift 2.5m**
- **T12 Red Chestnut Crown lift 2.5m**
- **T26 Lime Crown lift 3m**
- **T27 Lime Crown lift 3m**
- **T28 Beech Crown lift 3m**
- **T29 Lime Crown lift 3m**
- **T30 Lime Crown lift 3m**
- **T31 Lime Crown lift 3m**
- **T33 Sycamore Crown lift 3m**
- **T34 Beech Crown lift 3m**
- **T35 Lime Crown lift 3m**
- **T36 Lime Crown lift 3m**
- **T37 Sycamore Remove to ground level**
- **T38 Whitebeam Remove to ground level**
- **T39 Lime Crown lift 3m**
- **T40 Beech Crown lift 3m**
- **T41 Lime Crown lift 3m**
- **T42 Ash Remove to ground level**
- **T43 Field Maple Crown lift 3m**

The Planning Officer (AGC) addressed the committee and provided a summary of the application.

It was noted that as the applicant was Melton Borough Council, the application required consideration by the Planning Committee.

There were no public speakers

Councillor Higgins proposed that the application be approved. Councillor Glancy seconded the motion.

RESOLVED

That the application be approved subject to conditions detailed in Section 11 of the report.

(Unanimous)

REASONS

The reasons for approval were as outlined in the report.

PL15	<p>Urgent Business</p> <p>The committee paid tribute to the contribution and dedication of Andrew Cunningham, Senior Planning Officer, to the Planning Team as he was shortly to leave Melton Borough Council to take up a more senior role at another authority. The committee wished him well in his new position.</p>
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The meeting closed at: 8.25 pm.