

# Minutes

<b>Meeting name</b>	<b>Planning Committee</b>
<b>Date</b>	<b>Thursday, 29 August 2024</b>
<b>Start time</b>	<b>6.00 pm</b>
<b>Venue</b>	<b>Parkside, Station Approach, Burton Street, Melton Mowbray, Leicestershire, LE13 1GH</b>

## Present:

**Chair** Councillor A. Thwaites (Chair)

**Councillors**

J. Mason (Vice-Chair)	P. Allnatt
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
- Planning Officer (RG)
- Planning Officer (MK)
- Planning Officer (AS)
- Democratic Services Officer (HA)
- Democratic Services Officer (SE)

Minute No.	Minute
PL24	<p><b>Apologies for Absence</b> There were no apologies for absence.</p>
PL25	<p><b>Minutes</b> The minutes of the meeting held on 1 August 2024 were approved as a true record.</p>
PL26	<p><b>Declarations of Interest</b></p> <p><b>Minute PL30 - Application 24/00134/FUL - Gardens rear of 249 to 251 Asfordby Road, Melton Mowbray</b></p> <p>Councillor Siggy Atherton declared a potential for a perception of bias due to previous discussions and involvement on this application and therefore would leave the meeting during its consideration.</p>
PL27	<p><b>Schedule of Applications</b></p>
PL28	<p><b>Application 22/00590/FUL</b> <b>Location : Land rear of East End Farm, Wrights Lane, Wymondham</b> <b>Proposal : Conversion of remaining former agricultural barns into two single-storey dwellings and replacement of removed former agricultural Dutch barn with a new dwelling (Amended Description)</b></p> <p>The Planning Officer (MK) 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 to public speaking at Planning Committee, the Chair allowed the following to give a three minute presentation:</p> <ul style="list-style-type: none"> <li>• James Botterill, Agent, HSSP Architects</li> </ul> <p>Councillor Browne proposed the recommendation in the report. Councillor Mason seconded the motion.</p> <p><b>RESOLVED</b></p> <p><b>That the application be approved subject to conditions as listed at section 10 of the report with an amendment to Conditions at 10.4 of the report which requests for details of the materials to be used for windows and doors to be submitted and approved in writing by the LPA.</b></p> <p>(Unanimous)</p>

## REASONS

The reasons for approval were as outlined in the report.

PL29

### **Application 20/00388/OUT**

**Location: Field OS 4930 Normanton Lane, Bottesford**

**Proposal : Outline planning application for residential development of up to 215 dwellings, associated infrastructure and landscaping**

The Planning Officer (RG) addressed the committee and provided a summary of the application. She advised that there had been 5 further objections received relating to infrastructure, highways impact, flood risk, impact to existing properties as well as a neutral comment regarding the limit of expansion to Bottesford all received as a result of the notification of the application coming to the Planning Committee, these raised no new issues that were not already covered in the report. The Parish Council had sent in a further letter of objection which related to flood risk, sequential testing, traffic and pedestrian access and housing density which were already covered in the report. A consultation response had also been received from National Highways that raised no objections to the proposal.

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 to public speaking at Planning Committee, the Chair allowed the following to give a three minute presentation:

- Councillor Bob Bayman, Bottesford Parish Council
- Bob Sparham, Objector, Bottesford Forum Residents Group
- David Pendle, Agent, Marrons

(There was a 5 minute adjournment at 7.50pm)

Councillor Browne proposed that the application be approved subject to the below:

- (1) Conditions detailed in section 10 of the report with an additional condition for the market housing mix to come forward in accordance with policy 10 of the Bottesford Neighbourhood Plan;
- (2) Entering of a s106 to secure
  - Obligations detailed at paragraph 7.1.2 of the report plus the footbridge requirement
  - Open Space
  - 14% affordable housing (tenure split to be agreed)
  - Late stage review mechanism
- (3) Discussions with the local Highway Authority to ascertain if an onsite bus stop could be provided by the developer;

- (4) Confirmation that the speed test undertaken at the junction of Long Hedge Lane and Nottingham Road has been undertaken in accordance with and meets the relevant Leicestershire County Council Highway Authority requirements for speed tests taken by hand held device to be agreed by the Chair (in consultation with the Vice Chair) of the Planning Committee.

Councillor Glancy seconded the motion.

## **RESOLVED**

**That the application be approved subject to:**

- (1) Conditions detailed in section 10 of the report with an additional condition for the market housing mix to come forward in accordance with policy 10 of the Bottesford Neighbourhood Plan;**

- (2) Entering of a s106 to secure**

- **Obligations detailed at paragraph 7.1.2 of the report plus the footbridge requirement**
- **Open Space**
- **14% affordable housing (tenure split to be agreed)**
- **Late stage review mechanism**

- (3) Discussions with the local Highway Authority to ascertain if an onsite bus stop could be provided by the developer;**

- (4) Confirmation that the speed test undertaken at the junction of Long Hedge Lane and Nottingham Road has been undertaken in accordance with and meets the relevant Leicestershire County Council Highway Authority requirements for speed tests taken by hand held device to be agreed by the Chair (in consultation with the Vice Chair) of the Planning Committee.**

(9 for, 1 against, 1 abstention)

(Councillor Cumbers requested that her vote against the motion be recorded.)

## **REASONS**

The reasons for approval were as outlined in the report.

(Councillor Allnatt left the meeting at 7.44pm and returned at 7.46pm)

(Councillor Siggy Atherton here left the meeting due to the interest declared at Minute PL26.)

PL30

**Application 24/00134/FUL**

**Location : Gardens rear of 249 to 251 Asfordby Road, Melton Mowbray**

**Proposal : Erection of 1no. dwelling with associated access from Chetwynd Drive**

The Planning Officer (AS) 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 to public speaking at Planning Committee, the Chair allowed the following to give a three minute presentation:

- Graham Spencer, Local resident
- David Homewood, Applicant

Councillor Gordon proposed that the application be refused due to being unacceptable on highway and safety issues under policy D1 and not being able to exit in forward gear and the development being overbearing with undue shadowing of neighbouring properties being contrary to policy D1 of the Local Plan. Councillor Cumbers seconded.

The motion failed at the vote being 4 for, 5 against, and 1 abstention.

Councillor Allnatt proposed that the application be deferred to enable more detail to be available on the height of the development; the impact of scale and mass in relation to neighbouring properties on Asfordby Road, Chetwnyd Drive and Riverside Road; clarification on number and dimensions of car parking spaces; to determine any observations of wildlife in the area.

Councillor Higgins seconded the motion.

#### **RESOLVED**

**That the application be deferred to enable more detail to be available on the height of the development; the impact of scale and mass in relation to neighbouring properties on Asfordby Road, Chetwnyd Drive and Riverside Road; clarification on number and dimensions of car parking spaces; to determine any observations of wildlife in the area.**

(8 for, 1 against, 1 abstention)

PL31	<b>Urgent Business</b> There was no urgent business.
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The meeting closed at: 9.34 pm