

# Minutes

<b>Meeting name</b>	<b>Planning Committee</b>
<b>Date</b>	<b>Thursday, 26 September 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) R. Browne  
P. Cumbers M. Gordon  
L. Higgins D. Pritchett  
A. Freer (Substitute)

**Officers** Assistant Director for Planning  
Legal Services Manager  
Senior Planning Officer (RR)  
Planning Officer (DB)  
Planning Officer (MK)  
Planning Technician (SM)  
Planning Officer (HW)  
Democratic Services Officer (HA)  
Democratic Services Officer (SE)

<b>Minute No.</b>	<b>Minute</b>
PL32	<p><b>Apologies for Absence</b></p> <p>Apologies for absence were received from Councillors Allnatt, Ian Atherton, Siggy Atherton and Glancy.</p> <p>Councillor Freer was in attendance as substitute for Councillor Siggy Atherton.</p>
PL33	<p><b>Minutes</b></p> <p><b>Minute PL29 - Application 20/00388/OUT - Field OS 4930 Normanton Lane, Bottesford</b></p> <p>(a) It was requested that the above minute be amended to include a condition relating to a cycleway priority to be changed from the Devon Lane connection to Riverside Close;</p> <p>(b) Subject to the above having been included in the motion, the minutes of the meeting held on 29 August 2024 be approved as a true record.</p>
PL34	<p><b>Declarations of Interest</b></p> <p>There were no declarations of interest.</p>
PL35	<p><b>Schedule of Applications</b></p>
PL36	<p><b>Application 23/01124/FUL</b></p> <p><b>Location : Land Opposite 52 Main Street, Kirby Bellars</b></p> <p><b>Proposal : Proposed development of a single 3-bed bungalow, under affordable discounted market sale, with associated access (re-submission of 22/01264/FUL)</b></p> <p>The Planning Officer (SM) 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>• Councillor Neil Campsie, Kirby Bellars Parish Council</li> <li>• Chris Green, Agent, C. Green Planning Limited</li> </ul> <p>Councillor Browne proposed that the application be refused for the following reasons:</p> <ol style="list-style-type: none"> <li>1. In the opinion of the LPA the proposal would, if approved result in the erection of a single discounted market sale dwelling in a location where there are limited local amenities, facilities and jobs, and where future residents are likely to</li> </ol>

depend highly on the use of the private motor vehicle. The proposal would not be served by or provide new infrastructure or services to the wider benefit of the settlement. Therefore the proposal is contrary to SS1, SS2, SS3 of the MLP and para 2 of the NPPF;

2. In the opinion of the LPA the proposal would cause harm to the landscape and the character of the settlement of Kirby Bellars by introducing an incongruous development which does not reflect the prevailing character of the settlement. The proposal is therefore contrary to policies D1 and EN6 of the Melton Local Plan.

Councillor Pritchett seconded the motion.

## **RESOLVED**

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

(7 for, 0 against, 1 abstention)

## **REASONS**

1. In the opinion of the LPA the proposal would, if approved result in the erection of a single discounted market sale dwelling in a location where there are limited local amenities, facilities and jobs, and where future residents are likely to depend highly on the use of the private motor vehicle. The proposal would not be served by or provide new infrastructure or services to the wider benefit of the settlement. Therefore the proposal is contrary to SS1, SS2, SS3 of the MLP and para 2 of the NPPF;
2. In the opinion of the LPA the proposal would cause harm to the landscape and the character of the settlement of Kirby Bellars by introducing an incongruous development which does not reflect the prevailing character of the settlement. The proposal is therefore contrary to policies D1 and EN6 of the Melton Local Plan.

PL37

### **Application 23/00720/FULHH**

**Location : 2 South View, Burrough on the Hill, Leicestershire, LE14 2JJ**

**Proposal : Approval of details reserved by Condition 4 of Planning**

**Permission 23/00720/FULHH - Provision of 3 off1street parking spaces**

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

It was noted that the Council was the applicant therefore the Constitution required that the application be determined by the Planning Committee.

There were no public speakers.

Councillor Pritchett proposed the recommendation in the report. Councillor Browne seconded the motion.

**RESOLVED**

**That the details submitted be approved.**

(7 for, 0 against, 1 abstention)

(Councillor Higgins requested that his abstention be recorded.)

**REASONS**

The reasons for approval were as outlined in the report.

PL38	<b>Urgent Business</b> There was no urgent business.
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The meeting closed at: 7.01 pm