

Minutes

Meeting name	Planning Committee
Date	Tuesday, 10 December 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)	P. Allnatt
I. Atherton	S. Atherton
M. Glancy	M. Gordon
D. Pritchett	S. Butcher (Substitute)
R. Sharp (Substitute)	

Officers

- Assistant Director for Planning
- Planning Development Manager
- Legal Services Manager
- Planning Development Team Leader (CP)
- Planning Development Team Leader (RR)
- Democratic Services Officer (HA)
- Democratic Services Officer (SE)

Minute No.	Minute
PL51	<p>Apologies for Absence</p> <p>Apologies for absence were received from Councillors Cumbers and Higgins. Councillor Sharp attended as substitute for Councillor Cumbers and Councillor Butcher substituted for Councillor Higgins.</p> <p>There was an apology for late attendance for Councillor Ian Atherton. Councillor Ronan Browne was not present.</p>
PL52	<p>Declarations of Interest</p> <p>There were no declarations of interest.</p>
PL53	<p>Schedule of Applications</p> <p>The Legal Services Manager explained that the three applications before the committee were intrinsically linked and formed part of a wider master planned area. The first agenda item was an overarching report on the masterplan and it would explain how the applications were connected and was an item for noting. The individual applications would then follow for the committee's determination.</p>
PL54	<p>Melton NSN Masterplan Overarching Report</p> <p>The Assistant Director for Planning submitted a report that provided the overarching context in respect of the MNSN as defined within policy SS5 of the adopted Melton Local Plan and the approved Masterplan.</p> <p>The Chair acknowledged the immense amount of work in bringing these three applications to the committee and expressed his thanks to all those involved.</p> <p>The Chair moved the recommendation to note the report.</p> <p>Councillor Allnatt seconded the motion and commented that the reports were clear and thorough and thanked all those involved. He said that he hoped to avoid the mistakes of the past in terms of open space and where appropriate these lands be handed over to the Council to ensure they were properly looked after. He also had concerns about the trade off of affordable housing and viability.</p> <p>The Assistant Director for Planning responded that none of the developments were to handover the open spaces to the Council as this would involve a commuted sum that had not been worked into the viability. In each case, this land was to be maintained by management companies. She suggested that Members check that they were satisfied with the conditions on each application. With regard to viability, she advised that there is the ability under planning law for developers to come back at a future point and renegotiate should the situation change. However, she gave assurance that officers had spent time going through the viability assessments for each application, they had also been independently assessed as well as been assessed by the County Council.</p>

RESOLVED

That the detail of this report, the Local Plan Strategy, and the approved Masterplan be noted in order to proceed to determine the three outline planning applications on land between Scaford Road and Melton Spinney Road, on land forming part of the Melton North Sustainable Neighbourhood as defined in the adopted Melton Local Plan.

(Unanimous)

(Councillor Ian Atherton entered the meeting at 6:06pm during the officer presentation of the above item.)

PL55

Application 21/01198/OUT

Location: Fields south of Spinney Farm, Melton Spinney Road, Melton Mowbray

Proposal: Outline planning application (with all matters reserved apart from access) for construction of a residential-led mixed use development to provide up to 480 dwellings (market and affordable housing), potential land for an additional new primary school, open space, landscaping, new vehicular access points from Melton Spinney Road and adjacent consented Taylor Wimpey Development and associated infrastructure (Taylor Wimpey (UK) Limited)

The Planning Development Team Leader (RR) addressed the committee and provided a summary of the application. He advised the Council's Conservation Officer's comments had been omitted from the report. The Conservation Officer had no objections to the proposal and requested a condition relating to a heritage impact assessment and this be included on all three applications. They had acknowledged Historic England and the LCC Archaeology unit's comments who had assessed the below ground heritage assets based on the submitted documents.

The Planning Development Team Leader also reported that there had been a transposing of numbers in the S106 contributions relating to the SEND amount and the sum should read £177,059.85 and not £177,095.85 as stated in the report.

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:

- Nicola Willder, Applicant, Taylor Wimpey

Councillor Allnatt proposed the recommendations in the report with an additional condition relating to the provision of a heritage impact assessment, the amendment to the SEND amount in the S106 allocation and the sum read £177,059.85 and not £177,095.85 and subject to an amendment to condition 10.6 to include reference to the landscaping being completed before 'first occupation' to align with the associated reason.

Councillor Pritchett seconded the motion.

RESOLVED That the application be APPROVED subject to

(1) an additional condition relating to the provision of a heritage impact assessment;

(2) an amendment to condition 10.6 to include reference to the landscaping being completed before 'first occupation' to align with the associated reason;

(3) conditions as listed in detail at section 10 of the report informatives and the following Section 106 contributions:

- **7.5% affordable housing with a 50:50 split between first homes and affordable rent;**
- **£404,494.40 toward primary care;**
- **£3,779,995.67 to LCC Highways toward strategic road improvements (MMDR);**
- **£489,401.28 to LCC Education toward Brownlow Primary School;**
- **£3,959,067.91 and 2ha land for LCC Education toward primary education;**
- **£1,412,250.74 LCC Education toward secondary education;**
- **£202,074.45 LCC Education toward post 16 education;**
- **£177,059.85 LCC Education toward SEND education; and**
- **£20,000-£30,000 passive provision of a signal crossing over the MMDR**

(Unanimous)

REASONS

The reasons for approval were as outlined in the report.

PL56

Application 21/00973/OUT

Location: Fields OS 2555 2928 0929 8230, Scalford Road, Melton Mowbray

Proposal: Outline planning application (all matters reserved) for a phase of the Melton North Sustainable Neighbourhood, comprising up to 575 dwellings, community, retail and/or health uses (F2(a), F2(b), E(e) provision of medical or health services), community hall/changing rooms pavilion (F1(e) public halls or exhibition halls, F2 local community), green infrastructure including strategic landscaping, sports playing pitch and children's play areas, sustainable urban drainage and engineering works (Barwood Development Securities Ltd)

The Planning Development Team Leader (RR) addressed the committee and provided a summary of the application. 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:

- David Bainbridge, Agent, Savills

Councillor Allnatt proposed the recommendations in the report with an additional condition relating to the provision of a heritage impact assessment, and an extension of Reserved Matters from 3 to 5 years.

Councillor Mason seconded the motion.

RESOLVED That the application be APPROVED subject to

(1) an additional condition relating to the provision of a heritage impact assessment;

(2) an extension of Reserved Matters from 3 to 5 years.

(3) conditions and informatives detailed in Section 10 of this Report; and

(4) a Section 106 legal agreement under the Town and Country Planning Act 1990 (as amended) securing the following;

- **7.5% affordable housing on a 50:50 affordable rent and first time ownership split;**
- **£5,347,766.72 paid on a per dwelling basis equating to £9,300.46 per dwelling towards strategic highway improvements**
- **£8,845,087.28 paid on a per dwelling basis equating to £15,382.76 per dwelling towards education based on;**

a) £692,382.92 toward Brownlow Primary School ;

b) £5,617,345.12 toward primary education;

c) £2,001,463.16 toward secondary education;

d) £283,399.82 toward post 16 education; and

e) £250,496.26 toward SEND education.

- **£482,154.75 paid on a per dwelling basis equating to £838.53 per dwelling toward the provision of an additional GP surgery (primary care) and**
- **£359,200 for ecological enhancement works in the Melton Country Park**

(9 for, 1 against, 0 abstentions)

REASONS

The reasons for approval were as outlined in the report.

PL57

Application 21/00989/OUT

Location: Fields OS 5316 and 4210, Scalford Road, Melton Mowbray

**Proposal: Outline planning application (with all matters reserved apart from access) for the residential development of up to 175 dwellings with associated landscaping, allotments, community orchard, play area, open space and infrastructure
(William Davis)**

The Planning Development Team Leader (RR) addressed the committee and provided a summary of the application. 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:

- Tom Dillarstone, Applicant, William Davis

Councillor Allnatt proposed the recommendations in the report with an additional condition relating to the provision of a heritage impact assessment.

Councillor Siggy Atherton seconded the motion.

RESOLVED That the application be APPROVED subject to

(1) an additional condition relating to the provision of a heritage impact assessment;

(2) conditions as listed in detail at Section 10 of this report, informatives and a Section 106 legal agreement with the following provisions:

- **7.5% affordable housing with a 50:50 split between 1st homes and affordable rented housing;**
- **£103,400.00 toward Melton Country Park for use towards improvements and ecological legislation requirements;**
- **£146,742.75 still toward primary care in Melton for the NHS;**

(A) LCC Education contribution comprising:

- **£207,363.79 towards Brownlow Primary School;**
- **£1,679,356.76 toward primary education on a "per dwelling" amount equating to £9596.32 per dwelling;**
- **£590,006.04 towards secondary education on a "per dwelling" basis equating to £3,371.46 per dwelling;**
- **£87,333.19 towards post 16 education on a "per dwelling" basis equating to £499.05 per dwelling; and**
- **£74,396.68 towards SEND education on a "per dwelling" basis equating to £425.12 per dwelling;**

(B) LCC Highway Authority contribution comprising:

- £1,588,271.54 towards strategic road improvements to be provided on a “per dwelling” approach equating to £9,075.83 per dwelling;
- A Construction Traffic Routing Agreement.

(Unanimous)

REASONS

The reasons for approval were as outlined in the report.

The meeting closed at: 7.43 pm