

Minutes

Meeting name	Planning Committee
Date	Wednesday, 5 February 2025
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 M. Gordon
D. Pritchett M. Brown (Substitute)
R. Sharp (Substitute)

In Attendance Assistant Director for Regeneration and UKSPF
Capital Project Manager

Officers Legal Services Manager
Planning Development Team Leader (CP)
Planning Officer (MK)
Planning Officer (AS)
Senior Democratic Services and Scrutiny Officer
Democratic Services Officer (HA)

Minute No.	Minute
PL74	<p>Apologies for Absence</p> <p>Apologies for absence were received from Councillors Allnatt, Browne, Cumbers, Glancy and Higgins.</p> <p>Councillor Brown was in attendance as substitute for Councillor Allnatt and Councillor Sharp was in attendance as substitute for Councillor Glancy.</p>
PL75	<p>Declarations of Interest</p> <p>No declarations of interest were received.</p>
PL76	<p>Schedule of Applications</p>
PL77	<p>Application 24/00667/FUL</p> <p>The Planning Officer (AS) addressed the Committee and provided a summary of the application. Members were given an opportunity to ask questions for clarification, however no questions were asked.</p> <p>Pursuant to Chapter 2, Part 9, Paragraphs 2.8-2.28 of the Council’s Constitution in relation to public speaking at the Planning Committee, the Chair allowed the following to give a three minute presentation:</p> <ul style="list-style-type: none"> • Adam Parker, G&S Architects, Agent <ul style="list-style-type: none"> - Vital step for Melton Mowbray to become Rural Capital of Food. - Hub for education, tourism and industry. - Compliments and enhances town centre by increasing footfall. - Contest Section 106 contributions as future occupants would need a van to move goods and this is supported by current trends on site. <p>Members asked the speaker, supported by the Assistant Director for Regeneration and UKSPF and the Capital Project Manager from Melton Borough Council, questions for clarification.</p> <p>During the debate Members questioned the request to remove the Section 106 condition relating to the issuing of bus passes. The Legal Services Manager clarified that bus passes could be done upon request. The Committee were then content to leave the condition within the recommendation.</p> <p>A Member commented that the travel plan doesn’t cover how people would access the site on foot. It was clarified that for events, a travel plan would have to be produced for licensing purposes. It was noted that a sum of £11k would be paid to monitor the plan but that there isn’t much to monitor. Officers clarified that the Highway Authority had originally requested submission of a travel plan but that on reflection they had have subsequently confirmed that there is no requirement for the Applicant to submit a travel plan and therefore the £11k monitoring fee initially requested is therefore no longer required.</p>

It is proposed that traffic going into the site and out of the site is left hand turn only and a concern was raised that traffic would be forced into the town centre. It was noted that the traffic is mainly people working on site and so the Committee wasn't convinced that there would be a knock-on effect.

Councillor Mason proposed the recommendation and Councillor Pritchett seconded the motion.

RESOLVED

That the Committee the application be APPROVED subject to the following:

- 1) The Conditions, as listed in detail at Section 10 of the report;**
- 2) Section 106 Agreement under the Town and Country Planning Act 1990 (as amended) securing the following:**
 - a) Travel Packs, one per employee. Packs can be supplied by Leicestershire County Council (LCC) at £52.85 per pack. If not supplied by LCC, a sample Travel Pack shall be submitted to and approved in writing by LCC which will involve an administration charge of £500.**
 - b) Six month bus passes, one per employee (one application form to be included in Travel Packs and funded by the developer). Passes can be supplied through LCC at an average of £510.00 per pass.**

(Unanimous)

REASONS

The redevelopment of the Stockyard site comprises sustainable development which would extend and enhance the current offer. The proposal comprises significant improvement to existing public facilities to support the regeneration of Melton Mowbray.

The mixed use development is in a suitable and sustainable location and through the submission documents has demonstrated that the development would maximise social and economic opportunities, alongside environmental benefits provided to the wider Melton Borough.

Technical consultees are satisfied with the proposals, and reasonable planning conditions are recommended to provide further details as necessary.

The proposed development therefore accords with the Development Plan for the area, comprising the Melton Local Plan, and the National Planning Policy Framework.

The meeting closed at: 7.04 pm

