

Minutes

Meeting name	Planning Committee
Date	Tuesday, 17 October 2017
Start time	6.00 pm
Venue	Parkside, Station Approach, Burton Street, Melton Mowbray, Leicestershire, LE13 1GH

Present:

Chair Councillor J. Illingworth (Chair)

Councillors

P. Posnett (Vice-Chair)	P. Baguley
G. Botterill	P. Chandler
P. Cumbers	P. Faulkner
M. Glancy	E. Holmes
J. Wyatt	A. Pearson (Substitute)

Observers

Officers

Solicitor To The Council (SK)
Head of Strategic Planning and Regulatory Services
Regulatory Services Manager
Planning Officer (GBA)

Minute No.	Minute
PL44	<p>Apologies for Absence Cllr Greenow has sent his apologies and is replaced by Cllr A Pearson</p>
PL45	<p>Declarations of Interest Cllr Chandler declared a prejudicial interest in application 17/00080/OUT Land Off Mere Road, Mere Road, Waltham on the Wolds.</p> <p>Cllr Botterill declared a prejudicial interest in application 17/00080/OUT Land Off Mere Road, Mere Road, Waltham on the Wolds.</p>
PL46	<p>Waltham on the Wolds 'Common Issues' The Head of Strategic Planning and Regulatory Services introduced the report and advised that it updates the position in respect of the issues requested by the Committee on 29th June. To summarise:</p> <ul style="list-style-type: none"> • STW have advised their approach to new developments and for both sewerage and water supply is to undertake capacity assessments and provide whatever enhancements are necessary (they have articulated this by saying if this means a new main, a bigger sewer or even a new treatments works, then that is what they have to do). • There are 3 important principles involved in this – (i) they do not simply add more burden on exiting systems, (ii) it cannot be to the detriment of existing provision and, (iii) STW bare the cost, so it does not burden exiting residents of developers. • They have advised us what they intend to do about the existing issues – though they are not dependent or affected by the new development. This is the laying of a new water main from Burrough and treatment of waste at the pumping station so that odour is removed. • Updated on education – (i) Primary – position in June still stands; the school can be expanded on phased basis to accommodate any, some or all of the proposals. (ii) Secondary – there is limited capacity (note this is fully up to date) but this will soon be absorbed (58 houses) after which contributions will be necessary. There is no limit upon these so ultimately all permutations can be accommodated. • Health – in each case the CCG has sought a contributions commensurate to the scale of the developments (this is detailed in each report). • Electricity – details have been provided about how each site can be serviced. <p>Some comments received on all applications:</p>

3 comments additional to those reported addressing the applications together:

- The water supply is already temperamental with bouts of low pressure. Don't believe this area of the system could cope with extra dwellings, the smallest of these three proposals. Severn Trent Water company cannot currently supply demand. Question their response to the Planning Committee that they can cope with a further four developments totalling another 328 dwellings.
- The drainage is not adequate for the premises already being served – water frequently runs in torrents down the High Street and Melton Road in heavy rain.
- The drains frequently smell. The sewerage system is apparently not working as it should, a leak to this system could prove fatal to young, elderly and those without an immune system.
- The A607 is the main link between the A1 in Grantham and Thurmaston in Leicester and is a very busy road during normal traffic days, without the extra burden of more traffic starting within the village.
- The Primary school is situated on this road. Developments will cause an increase in traffic flow to the A607 very close to the village school. Even an additional 60 to the current number planned could seriously affect the local primary school, located on the main road, as its location of the school is already dangerous, particularly when the road is congested at the beginning and end of the school day, never mind adding in both more children (from the dwellings) and more vehicles (both in terms of vehicles owned by any dwelling residents but also in terms of the residents of this proposed area directly using the road the school lies on).
- The High Street/Goadby Road are also very busy due to the traffic crossing through the village to cross the Vale of Belvoir in either direction. The High Street already struggles with the current volume of traffic it sees, particularly when commercial and farming vehicles need to use it - it is a relatively narrow road, not originally designed for traffic parked at the sides to use the amenities (the shop, deli and church) alongside heavy flows of traffic in mornings and evenings in line with the average work day.
- Note how many speeding offences have recently been recorded in Waltham, as reported by the Melton Times! Councillors were made aware of the tremendous impact of HGV's travelling via the A607, through Waltham last week, due to a major incident on the A1 motorway. An incident recently occurred at the proposed junction for application 16/00847/OUT.
- The School is in a vulnerable location (as stated above), and will not be able to accommodate the number of potential new children associated with the addition of up to 328 new homes.
- Public transport to/from the village is limited. Services have been reduced over the years and it is no longer possible to get into Loughborough,

Nottingham, Melton or Oakham independently in order to start work at 9am or earlier, or indeed get back in the evening.

- The negative impact on local wildlife and habitats is self evident in the destruction of existing green spaces.
- The population of the village would be virtually doubled if these developments are all allowed to proceed. This would completely alter the environment current residents.
- Waltham was designated as a village that should provide 90 extra dwellings, 70 of which are included in plans already approved.
- Surgery and Health facilities to be completely insufficient.

Returning to the report, one issue that is applicable to each of the applications is the weight of the LP and NP. Significant detail is provided regarding their status and the weight they attract when measured by the criteria set out in the NPPF (pages 4 and 5). Members will note we have concluded ‘limited’ in both cases, owing to the extent of progress and issues unresolved.

However how the plans relate to the individual applications – i.e. whether their limited weight is a factor in favour or against – varies from application to application depending on how they relate to its content. This is addressed in each of the individual reports and you will see the differences.

This brings me to the conclusion and recommendation of this report. We are operating under Para 14 of the NPPF which requires that each application is determined on its individual merits, balancing harm against benefits (as set out in the NPPF), and permitting unless (quote) “any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole” and the reports are set out in this manner. Members are invited to proceed and determine the applications on this basis.

PL47 **Schedule of Applications**

PL47.1 **16/00793/OUT**

Applicant: Davidsons Developments Ltd

Location: Field OS 1100, Bescaby Lane, Waltham On The Wolds

Proposal: Outline Planning Application for up to 45 Dwellings

Councillor Holmes Proposed a motion to withhold standing orders for the duration of this meeting, as there are many interested parties to speak on each application.

This motion was Seconded by Councillor Posnett.

Councillors voted unanimously in favour of withholding standing orders.
Standing Orders Withheld for the rest of the meeting.

- a) The Planning Officer (GBA) stated that: there are no updates to the report.
- b) Mr Mills, On behalf of the Parish Council, was invited to speak and stated that:
- All four applications this evening are predatory applications
 - This application lies outside of the allocations in the local plan that the councillors voted for, so they cannot support this application
 - The Neighbourhood Plan is two weeks away from end of Examination so should be given significant weight, and this site is outside of the neighbourhood plan
 - The only objections to the local plan are from developers.
 - Of all the houses allocated to Waltham in the local plan, all but five of the allocation have already been approved, so Waltham only need to allocate five more houses up until 2036.
 - The sight is of historic importance, as it borders a Sight of Special Scientific Importance and is an important Greenfield site.
 - The site regularly floods.
 - Severn Trent has issues supplying water, and water for this new development may need to be pumped along the high street.
 - Leicestershire Education Authority is incorrect and it is wrong to bus children out of the village to primary schools in Melton, as the local primary school will be unable to cope with a new development of this size.

A Cllr questioned how the sewage would be pumped out of the site.

Mr Mills responded that sewage would have to be pumped along High Street.

The Chair asked for clarification on the data from Historic England and the Site of Special Scientific Importance.

Mr Mills responded the sight is of historic importance and is next to a Site of Special Scientific Importance.

- c) Teresa Tunstall, as an objector, was invited to speak and stated that:
- This was the least accessible site of all applications proposed this evening
 - This site was not included in the Local Plan
 - There is already a lot of congestion on High Street – another 90 or more cars would make traffic and congestion a lot worse than it already is.
 - Street Parking on High Street is already terrible.
 - The School Bus already stops twice on High Street, meaning that schoolchildren are at increased danger due to the potential increase in traffic.
 - The site is close to a Site of Special Scientific Importance, and is a historic part of the village.
 - A key principle of planning is to protect the countryside, so this proposal cannot go ahead.

- This proposal would ruin the countryside and the village setting in Waltham.
- It is currently a Greenfield site.
- The negatives significantly outweigh the positives, so the application must be rejected.

A Cllr questioned how close the site was to the nearby quarry.

Mrs Tunstall responded that the quarry was only across the lane from the site so the quarry and the site are only on opposite sides of the same lane.

- d) Geoff Hulland, as an objector, was invited to speak and stated that:
- In agreement with the previous two speakers.
 - The site is not in the local plan or the neighbourhood plan.
 - The development in Waltham is not essential.
 - The site would affect local habitat species according to the report by Natural England
 - It can only be accessed from High Street – traffic and congestion on High Street is already a major issue.
 - The picturesque walk along Bescaby Lane will be lost if this development goes ahead.
 - The service villagers from Severn Trent will not improve with further development
 - There is already too much traffic through the village – especially lorries and tankers.
 - There are no tangible benefits to the community from this development.
 - There should be weight given to the emerging local and neighbourhood plans – which do not include this site.
 - The costs demonstrably outweigh the potential benefits to the village.

Councillors had no questions for Mr Hulland

- e) George Machin, Agent for the application, was invited to speak and stated that:
- There is a national housing crisis, and that we need to build up the supply of houses as a nation.
 - This is the smallest application in terms of housing numbers that will be proposed this evening.
 - Davidsons homes are sustainable and are built to a very high standard.
 - The developers have consulted with the Council and Parish Council throughout the application process.
 - There will be contributions made to the local school, as well as a zebra crossing on High Street to improve road safety near the school.
 - Addition contributions will be made to the Highways Authority.
 - Leicestershire County Council supports the drainage plan that is in place.
 - Archaeological trenching has already been complete on the site.
 - Natural England has no objections to the proposal.
 - 17 Affordable homes will be built.

- Waltham is a sustainable village.
- The Planning Officer recommends approval for the application.

Cllr Holmes questioned how safe are zebra crossings outside schools

Mr Machin responded that he didn't know the exact figures in statistical terms and the lead was taken from the Highway Authority.

Cllr Holmes commented that 80% of all zebra crossing accidents occur outside of schools.

The exact location of the zebra crossing was for the Highway Authority to decide.

The Head of Strategic Planning and Regulatory Services commented that the Neighbourhood Plan is only close to the end of an Examination phase, and is still some stages from being formally adopted. It is not just developers who contest the Neighbourhood Plan, and the neighbourhood plan offers ridge and furrow protection to areas within and around the village which weigh against this application. The school has the capability to expand as it needs to, and Primary School children will not have to be bussed into Melton. Plans for the expansion of the school are already in place.

The Planning Officer commented that Natural England has no detailed comments to make on this application, and are happy with it. Archeologically, thorough investigations will be undertaken before any houses are built on the site.

A Cllr commented that with the local plan allocations, Waltham only needs 5 more houses to be built before 2036 to fully complete its allocation. Also, upgrades to the local water supply are not in Severn Trent's Capital Program, and are currently only under consideration so will likely be a long time before they are fully completed. With the water issues and it is in contravention of the local plan, cannot support the application.

A Cllr responded that Severn Trent has given assurances about the water supply, and that they are forced to connect up any new homes to the water supply. Are concerned about the access and the exit onto High Street where there is already a lot of street parking and a lot of congestion at key times.

Cllrs raise concerns about the traffic issues on High Street, and felt that it needs some traffic management scheme, and that this application will make the situation worse as it exits onto High Street.

Cllrs debated how much weight should be given to the Local Plan and the Neighbourhood Plan, as neither has been adopted yet, but neither plan include this site as a potential site in Waltham.

A Cllr raises concerns about the heritage issue in the Borough, as it is a very historic conservation village, and a historically important site.

A Cllr comments that too many details go against this application, and it has the most objections of any site this evening, so Cllrs should listen to the people.

Cllr Wyatt Proposed a Refusal of the application, because it is not in either the local plan or the neighbourhood plan, as well as access and traffic issues on High Street. And will likely exacerbate the existing water issues in the village.

Cllr Posnett Seconded the proposal.

The Head of Strategic Planning and Regulatory Services comments that neither the Local Plan nor the Neighbourhood Plan have been adopted yet, so should be given limited weight. The NPPF states that for an application to be refused harm must significantly and demonstrably outweigh the benefits.

A Cllr comments that both plans must be given some weight at this stage of the process.

Cllr Wyatt reiterated his reasons for proposing refusal as:

It is situated on a Country Lane with very poor access

It will increase traffic issues on High Street

It is not included in either local or neighbourhood plans

Archaeological issues.

A Vote was taken. All 11 members supported the motion for the application to be refused.

The Application was unanimously refused.

DETERMINATION: REFUSED. For the following reason:

The proposed development would be contrary to the emerging Melton Local Plan (policies SS3 and C1) and Waltham on the Wolds and Thorpe Arnold Neighbourhood Plan (policies S1, H1, ENV 11 and ENV 12) and would result in the loss of an identified heritage asset in the form 'ridge and furrow' features and create a severe impact on highways conditions on High St., Waltham arising from the quantity of traffic generated and the route it would follow. These impacts would significantly and demonstrably outweigh the benefits arising from the proposals.

PL47.2

16/00847/OUT

Applicant: K&A Watchorn and Sons

Location: Fair Farm, 33 Melton Road, Waltham on the Wolds

Proposal: Residential development of up to 60 new dwellings, together with new areas of public open space, landscaping, access and drainage infrastructure.

- a) The Head of Strategic Planning and Regulatory Services stated that there has been an update to the report and summarised:

Applicant's letter

Letter seeking to address concerns raised on 29/6/2017.

Suggests a standard condition to safeguard the position regarding drainage (surface and foul) as follows:

"The development hereby permitted shall not commence until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use."

- Severn Trent have advised they can provide water supply
- Western Power have conformed they can supply the site and costs have been agreed
- Confirm acceptance of the s106 request from the CCG (£26,640)
- He site is allocated in the Local Plan and within the village envelope of the Neighbourhood Plan
- It is also the only site that accesses the A607 and does not impact on High St
- This is the 4th time the application has been presented to Committee and a decision is anticipated

b) Martin Lusty, On behalf of the Parish Council, was invited to speak and stated:

- All Councillors supported the local plan, and this site does not fit into the local plan.
- Waltham already has approval for all but five houses that need to be allocated to Waltham according to the local plan.
- Development within the villages must be proportionate and within the character of the village, this application would cause irreparable harm to Waltham.
- The site is allocated in the local plan, but these allocations have already been taken up elsewhere in the village.
- The site is environmentally significant and is class 3A farmland.
- Site regularly floods.
- Only objections to the neighbourhood plan are from developers, all the villages agree on the plan.
- There is unproven housing need in Waltham.

A Cllr questioned whether there is a housing needs survey for the village.

Mr Lusty responded that there is a housing needs survey included in the Neighbourhood plan, which is currently in an examination stage.

A Cllr queried how many houses are currently in the village.

Mr Lusty responded that there are currently 450 houses.

The Chair sought clarification on the housing numbers for the local plan, as the numbers disagree on the housing requirement for Waltham. Waltham may need 45 more houses, as other villages may not complete their requirements.

Mr Lusty clarified that according to the residual housing requirement calculations in the local plan, Waltham needs to build another 76 houses by 2036, of which 71 have already been allocated, so there is only need for another 5 houses.

- c) Mr Mills, on behalf of Lydia Carrigan an objector, was invited to speak and stated:
- Public Transport links in Waltham are poor.
 - Villagers need cars to be able to get anywhere, which is harmful to the environment.
 - Extra cars as a result of this development would create more traffic in the village, particularly on the A607.
 - Waltham needs time to gradually absorb the new developments, cannot all happen at once.
 - We need to protect the countryside and the landscape in the borough.
 - The history of the site needs to be protected.
 - Planning should be to meet housing need rather than planning for the sake of planning.
 - Waltham does not need any more large developments.
 - Primary School is not big enough and Primary School children should not be bussed into Melton to go to a Primary School that has enough capacity.

Councillors had no questions for Mr Mills.

- d) Tim Love, representative of the applicant, was invited to speak and stated:
- How much weight should be placed on each of the local plan and the neighbourhood plan.
 - The site is distant from the conservation area.
 - Within the village envelope.
 - Exits onto the A607, so avoids the traffic issue on High Street.
 - Severn Trent has to conform to the law and connect up all new houses to both water and sewage supply.
 - Contributions will be made to the health centre, water board, electricity board and the local education authority.
 - 22 new affordable houses will be built.
 - It is an infill plot within the village.
 - There is already approved land within the same field.

A Cllr questioned the potential contributions to Severn Trent.

Mr Love responded that contributions are necessary to connect new houses onto

the existing mains supply.

The Head of Strategic Planning and Regulatory Services commented that Severn Trent Water would have to do a capacity assessment before any building work took place, and that the local plan is a consideration but is not yet adopted. The site is currently part of WAL2 in the local plan, but Waltham only has a minimum of 5 more houses for their local plan allocation. The developments are about locally derived need for housing, rather than government targets for house building. Reassurance that the school could be expanded, and that as a result no primary school children would be bussed out of the village.

A Cllr stated that Severn Trent Water stated that there are 8 areas in Leicestershire that need upgrading, and the Waltham is currently the fourth area on the list.

Cllrs debated housing allocation numbers in the local plan, and agreed that all housing allocations should be fluid and are designed as a minimum figure rather than an exact amount.

A Cllr commented that the access is out onto Melton Road rather than High Street, and queried as to whether we can approve less than the full application, so less than 60 houses would be approved. Also raised concerns about the water supply.

The Head of Strategic Planning and Regulatory Services commented that those comments sounded like a refusal and that for this to be approved for less than 60 houses would require a refusal and then a resubmission of the application at a later date.

A Cllr commented that the site is in the local plan, adjoins already established houses, exits onto the A607 rather than High Street and includes affordable housing within the scheme. The Primary School can be expanded to meet demand, and that bus services are not profitable, so villagers have to either use it or lose it. The local plan is a 20 year plan, so does not need to happen overnight, and investigations into archaeology must be undertaken before any development begins.

The Head of Strategic Planning and Regulatory Services confirmed that the development would connect to the other application within the same field.

The Chair commented that the numbers in the local plan are a guide, and that this development is difficult to refuse, as the exit onto the A607 is positive.

A Cllr noted that this application is the opposite of the previous application and features good access directly onto the A607.

Cllr Wyatt Proposed to permit.

Cllr Faulkner Seconded on the condition that Severn Trent Water can give assurances about the water issues.

Cllr Wyatt cannot support the condition.

Cllr Faulkner withdrew the condition and still seconded the motion.

A Cllr queried whether the £30,000 highways contribution would be for a new crossing. The Head of Strategic Planning and Regulatory Services confirmed that the highways contribution would be used for all traffic measures involved in the application.

Cllrs debated the water issues in Waltham, whether the current system can cope and if the new development would force Severn Trent Water to provide a better service. Severn Trent Water are forced by law to connect up all new homes to water supply. Severn Trent Water have not committed to infrastructure improvements in Waltham.

A Cllr commented that it felt like MBC were snubbed by Severn Trent Water. Cllrs reiterated that Severn Trent Water are forced to connect new houses to the water supply, and that we cannot consider the current water supply issues as part of this application.

A Cllr expressed concern that the committee did not visit the school, and queried the plans for expansion for the school.

A Cllr noted that currently disabled children are bussed all around the county for their primary schooling, and that getting the bus to school can be a necessity these days.

The Head of Strategic Planning and Regulatory Services showed plans for the expansion of the school, and a Cllr confirmed that school expansion can be done with little disruption to the school.

A Vote was taken on the motion to approve the application. 8 members voted for approval, 1 member voted against and 2 members abstained. Cllr Chandler asked for her vote against to be recorded.

Motion Carried - Application Approved.

Determination: PERMIT; subject to:

- (a) The completion of a s106 securing the obligations as set out in the report;**
- (b) The conditions as set out in the report**

REASONS

It is considered that the application presents a balance of competing objectives and the Committee is invited to reconcile these in reaching its conclusion.

The Borough is deficient in terms of housing supply more generally and this would be partly addressed by the application, Affordable housing provision remains one of the Council's key priorities. This application presents some affordable housing that helps to meet identified local needs.

Waltham is considered to be a sustainable location for housing having access to various facilities, primary education, local shops, and a regular bus services and limited distances to employment opportunities and this has been established in previous decisions.

It is considered that balanced against the positive elements are the site specific concerns raised in representations, particularly the development of the site from its green field state and impact on the character of the village and highway safety.

The Local Highway Authority do not consider that the proposal would lead to severe harm to highway safety. In terms of character of the area, the submitted application is in outline stage only and the applicant has undertaken a detailed appraisal of the character of the settlement including a landscape assessment. The site is not covered by any specific designation however the proximity to the Conservation Area to the north is noted.

Full details of appearance, layout and scale will be a matter for subsequent reserved matters applications where matters of design and impact can be fully assessed.

Contributions to provide additional capacity at the nearest Civic Amenity site and library are of a tariffed style request that will be 'pooled' under CIL Regulation 123 (3) whereby no more than five contributions can be pooled for any single infrastructure project. As stated above the request for improvements to the civic amenity site and library has been allocated to a specific project that will increase the capacity at the site.

The education contribution would be used for the provision, improvement, remodelling or enhancement of education facilities at schools in the locality of the development which the residents of the development would usually be expected to attend at both Primary and Secondary level (if applicable). They are therefore all considered appropriate for inclusion in a Section 106 agreement.

In conclusion it is considered that, on the balance of the issues, there are significant benefits accruing from this proposal when assessed as required under the guidance in the NPPF in terms of housing supply and affordable housing in particular. The balancing issue is considered to be development of a greenfield site.

The issue of development a greenfield site is considered to be of limited harm, bearing in mind its location and the absence of any identification that it is of particular landscape value, and conflict with Local and Neighbourhood Plans have limited weight as a consequence of their state of advancement and circumstances surrounding them.

Applying the 'test' required by the NPPF that permission should be granted unless the impacts would "significantly and demonstrably" outweigh the benefits; it is considered that permission can be granted.

PL47.3

16/00971/OUT

20.04pm - 20.10pm Meeting suspended for short break

Applicant: Barwood Homes

Location: Field Nos 3080 3166 And 5875, Mill Lane, Waltham On The Wolds

Proposal: Erection of up to 124 dwellings with associated infrastructure and public open space (all matters reserved except means of access).

- a) The Head of Strategic Planning and Regulatory Services stated that there has been an update to the report and summarised:

Comment

The access from this site through land (application 14/00777/FUL) is no longer under the control of Barwoods Homes and is currently up for sale. Therefore this highly important access onto the High Street can no longer be used as a means of connectivity to the village centre

Indeed when CHA were considering this application they mentioned the importance of this access point in their decision and stated that it improved the proposed developments connectivity and isolation from the village. It advised that this important link should even be provided prior to first occupation

As the applicant cannot now claim the use of this land or access point has Highways been informed of the changes as I am unable to find any correspondence relating to this issue

Without the use of this secondary access this development forms an isolated and detached pocket of development with one awkward vehicle access.

Applicants Response

Whilst part of the site is for sale, the freehold of the remaining part of the site is owned by Barwood Homes. Barwood Homes are therefore confident that any link to the wider site to the south can be delivered.

Applicant's letter

First draft s106 which obviously doesn't take into account the secondary education contributions yet.

Please note that it has been prepared as a unilateral undertaking so that we may

proceed swiftly to obtain planning permission if we obtain a resolution to grant, or proceed swiftly to an appeal if we receive a resolution to refuse planning permission.

Please can you point out to Members that this document secures the very significant benefits of this scheme, which other schemes in the village do not offer, in particular the large amount of POS and the healthcare contribution.

We hope that submitting this now will demonstrate our commitment to early delivery of the scheme.

Consequently, it could help if the s106 was provided to Members as part of the committee papers to clearly illustrate the benefits we are securing. Please can you confirm you are willing to do this?

A Cllr queried where this development would emerge and have access.

The Head of Strategic Planning and Regulatory Services confirmed the access points and where it would connect to High Street.

b) Martin Lusty, On behalf of the Parish Council, was invited to speak and stated:

- General points for all application still stand.
- The public consultation the developer carried out was flawed, and should be carried out again.
- Historic England stated that this application would harm the assets of the village.
- Neighbourhood plan is strongly against the site.
- The development is for a large housing estate, and is outside the limits of development.
- Against both the local and neighbourhood plans.
- Far exceeds the local plan allocations for the village.
- It harms the village and is not proportionate to the rest of the village.

Cllrs had no questions for Mr Lusty.

c) Mrs White, as an objector, was invited to speak and stated that:

- Proposal is totally disproportionate to the rest of the village.
- Would cause huge damage to the village.
- Sewage and water issues in Waltham still persist.
- Health Centre would be unable to cope with increased demand.
- Internet speeds are already very changeable.
- The school would be unable to handle all the new pupils that this development would bring.
- Access to the site is very poor, and High Street already has significant traffic issues and congestion.
- It is a Greenfield site outside of the development limits of the village.
- All but 5 houses in the allocation to Waltham have already been approved.
- Neighbourhood plan is close to completion and does not allocate on this site.

- Waltham is a conservation village, and Historic England states that this development would cause significant harm to the village.

Cllrs had no questions for Mrs White.

d) Andrew Gore, representative of the applicant, was invited to speak and stated:

- This application has the least impact of all four applications this evening.
- Highways Authority says that the traffic impact would be small.
- Conservation officer and LCC stated that the heritage impact would be small.
- This development would lead to big contributions to education, traffic calming measures as well as an extension to the health centre.
- 37% affordable housing in this development.
- 43% of total area is open space and green areas.
- It will improve pedestrian and cycle access within the village.
- It is a reserve site in the local plan.

A Cllr asked whether the health centre contributions would lead to an extra doctor.

Mr Gore responded that the developer have no direct say in how the money is spent, so cannot confirm.

The Head of Strategic Planning and Regulatory Services states that the school issues have been resolved, and that the school has the capacity to be expanded. Health centre issues have been resolved, and that contributions are dependent on the size of the site and the number of proposed dwellings.

A Planning Officer (GBA) notes that the highways comments come from the highways department at LCC, and are very accurate.

A Cllr commented that the new access would become a rat-run, and that the health centre would not get another doctor.

A Cllr asked for clarification about the access points onto High Street.

The Head of Strategic Planning and Regulatory Services clarifies the access point onto High Street and that it would connect through another site as well.

Cllr Chandler Proposed to Refuse – because the development is outside of the local plan and neighbourhood plan, the traffic and access onto High Street is very poor, the scale of development is not needed, it is out of scale with the build form of the rest of the village and Waltham lacks the infrastructure and facilities to cope with a development of this size. The harm would outweigh the benefits.

The Chair seconded the motion to refuse – Waltham has now exceeded its local plan allocation.

A Cllr states that they agree with the motion and the reasons behind the motion.

The Head of Strategic Planning and Regulatory Services comments that the local plan alone does not carry that much weight, as it has not yet been approved or adopted.

A Cllr comments that they cannot support this application as it is far too large and out of proportion with the rest of the village.

A Cllr comments that this development is in contravention of the local plan, the application is far too large and would exacerbate the existing traffic and congestion issues on High Street.

A Vote was taken. All members supported the motion, and the application was unanimously refused.

Motion Carried – Application Refused.

DETERMINATION : REFUSED for the following reason

The proposed development would be contrary to the emerging Melton Local Plan (policies SS3 and C1) and Waltham on the Wolds and Thorpe Arnold Neighbourhood Plan (policies S1, H1 and ENV 12) and would create a severe impact on highways conditions on High St., Waltham arising from the quantity of traffic generated and the route it would follow. The development is out of scale with the existing built form of the village and there are insufficient facilities to support a development of this size. These impacts would significantly and demonstrably outweigh the benefits arising from the proposals.

PL47.4 **17/00080/OUT**

Applicant: The Trustees of the Ninth Dukes Will

Location: Land Off Mere Road, Mere Road, Waltham On The Wolds

Proposal: Residential development of up to 99 dwellings, associated infrastructure and landscaping

Cllrs Chandler and Botterill left the meeting at 20:40 for the application 17/00080/OUT, due to prejudicial interests.

- a) The Planning Officer (GBA) stated that: There has been an update to the report and summarised:

Received a late letter from the agent expressing gratitude that the Severn Trent Water issues had been sorted out, but the agent was slightly unhappy that it had taken so long to reach a resolution on the education contributions.

- b) Martin Lusty, On behalf of the Parish Council, was invited to speak and stated:

- Developer did not consult with local people.
- There are benefits of building houses, but 99 houses are out of proportion and are far too large.
- The development would stand out and affect the landscape.
- The surrounding area is sensitive to development.
- It is outside the limits of development and the village envelope.
- It is not included in the local plan.
- Waltham already has its housing allocation up until 2036.
- It is a Greenfield farm site.
- There is no housing need in the area.
- It is out of proportion and out of character with the village.

Cllrs had no questions for Mr Lusty.

- c) Malc Mills, On behalf of Sue Thurlby, was invited to speak and stated:
- Agree with previous comments that remain relevant to this application.
 - LEA contributions for education are not confirmed yet.
 - Adverse effects of bussing out primary school children to school into Melton Mowbray.
 - It is currently agricultural land.
 - Greenfield site.
 - Huge traffic impacts on both High Street and A607.
 - It is outside of the local plan.
 - Will have big impacts on the landscape in the village.

Cllrs had no questions for Mr Mills.

- d) Clare Pendle, Agent for the applicant, was invited to speak and stated:
- Lack of objections from technical consultants.
 - Landscape effects are small.
 - Limited weight must be afforded to both plans, as neither has been approved or adopted.
 - The negatives do not significantly outweigh the positives.

Cllrs had no questions for Mrs Pendle.

The Head of Strategic Planning and Regulatory Services states that educational improvements depend on development, as more development will lead to greater developer contributions to boost education.

Cllr Wyatt Proposed to Refuse the application – the same points stand from the previous applications, and it breaks the character of the village.

Cllr Holmes Seconds the Motion to Refuse – it is not included in the SHLAA. Cannot build houses here as it breaks policy C1. There are a lot of traffic issues and it is on a very narrow road, and personally nearly had a crash at this junction recently.

A Cllr notes that this is very good quality land, as good quality land is needed to grow root crops, and this is a Greenfield site.

A Cllr comments that it will have a huge visual impact on the village.

Several Cllrs state that they cannot support this application for the reasons already given.

The Chair notes that the meeting has almost been running for 3 hours and motions to propose that proceed with the meeting until a conclusion is reached.

Cllr Holmes Seconds this motion.

The Vote is held. Councillors vote unanimously in favour of the motion, and it is unanimously agreed to continue until a conclusion is reached.

The Vote is held. All Members vote in support of the motion, and the application is unanimously refused.

Motion Carried – Application Refused.

DETERMINATION . REFUSED for the following reason:

The proposed development would be contrary to the emerging Melton Local Plan (policies SS3 and C1) and Waltham on the Wolds and Thorpe Arnold Neighbourhood Plan (policies S1, H1 and ENV 12) and would create a severe impact on highways conditions on High St., Waltham arising from the quantity of traffic generated and the route it would follow. The development would occupy a prominent location and would be harmful to the landscape setting of Waltham on an approach from the east, and there is no identified need for additional housing at this location. These impacts would significantly and demonstrably outweigh the benefits arising from the proposals.

PL48

Urgent Business

None

The meeting closed at: 9.01 pm

Chair

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