

**PLANS COMMITTEE
4TH APRIL 2019**

PRESENT: The Vice-chair (Councillor Forrest)
Councillors Bebbington, Bentley, Campsall,
Gerrard, Grimley, Lowe, Savage, Seaton, Snartt,
Tassell and Tillotson

Head of Planning and Regeneration
Team Leader Development Management
Principal Planning Officer (RN)
Planning Enforcement Officer
Environmental Protection Manager
Principal Solicitor (KH)
Democratic Services Officer (MH)

APOLOGIES: Councillors Fryer and Page

The Vice-chair stated that the meeting would be recorded and the sound recording subsequently made available via the Council's website. She also advised that, under the Openness of Local Government Bodies Regulations 2014, other people may film, record, tweet or blog from this meeting, and the use of any such images or sound recordings was not under the Council's control.

54. MINUTES OF PREVIOUS MEETING

The minutes of the meeting held on 7th March 2019 were confirmed as a correct record and signed.

55. QUESTIONS UNDER COMMITTEE PROCEDURE 12.8

No questions were submitted.

56. DISCLOSURES OF PECUNIARY AND PERSONAL INTERESTS

The following disclosures were made:

- (i) by Councillor Bentley – a personal interest in enforcement case E/16/0434 as the person speaking on behalf of the developer was known to him, but not in a personal capacity;
- (ii) by Councillor Forrest – a disclosure under the Planning Code of Good Practice in respect of application P/18/2482/2 as the application site was in her ward; however the matter had been dealt with by her fellow ward councillor, Councillor Tillotson, and she retained an open mind;
- (iii) by Councillor Grimley – a disclosable pecuniary interest in application P/18/0888/2 as he was employed by the architects who were working on the community centre adjacent to the application site;
- (iv) by Councillor Grimley – a disclosure under the Planning Code of Good Practice in respect of enforcement case E/16/0434 that he had asked for

- the matter to be considered by the Plans Committee; however he had not expressed an opinion on the matter and retained an open mind;
- (v) by Councillor Snartt – a personal interest in enforcement case E/16/0434 as the person speaking on behalf of the developer was known to him as she had done work for a parish council within his ward;
 - (vi) by Councillor Tillotson – a disclosure under the Planning Code of Good Practice in respect of application P/18/2482/2 as she had called the application in and would be speaking against the application.

57. PLANNING APPLICATIONS

Reports of the Head of Planning and Regeneration, setting out applications for planning permission and an enforcement case, were submitted (items 1 to 4 in the appendix to the agenda filed with these minutes). Additional Items reports in respect of applications P/18/0888/2, P/18/2469/2, P/18/2482/2 and enforcement case E/16/0434 were also submitted (also filed with these minutes).

In accordance with the procedure for public speaking at meetings, the following local residents, representative of the developer and representative of a parish council attended the meeting and expressed their views:

- (i) Mr J. Lovett (local resident) in respect of application P/18/2469/2;
- (ii) Ms V. Munden (local resident), Ms L. Marjoram (on behalf of the developer) and Mr E. Guest (on behalf of Thrussington Parish Council) in respect of enforcement case E/16/0434.

In accordance with the procedure for Borough Councillors speaking at Plans Committee meetings, the following Councillors attended the meeting and expressed their views:

- (i) Councillor Smidowicz in respect of application P/18/2469/2;
- (ii) Councillor Tillotson in respect of application P/18/2482/2;
- (iii) Councillor Poland in respect of enforcement case E/16/0434.

Having disclosed a pecuniary interest, Councillor Grimley left the meeting during the consideration of application P/18/0888/2 (William Davis Ltd, Land off Highland Drive and Knox Road, Loughborough).

In respect of application P/18/0888/2 (William Davis Ltd, Land off Highland Drive and Knox Road, Loughborough), officers drew attention to the proposed change to the terms of the agreement under section 106 of the Town and Country Planning Act 1990 set out in the Additional Information report.

During the course of the consideration of application P/18/2469/2 (Mr Mick Burke, 7 Derwent Drive, Loughborough) Councillor Bentley withdrew from the meeting.

Having made a disclosure under the Planning Code of Good Practice, Councillor Tillotson left the meeting during the consideration of application P/18/2482/2 (Ms A. Bailey, 133 Knightthorpe Road, Loughborough).

RESOLVED

1. that, in respect of application P/18/0888/2 (William Davis Ltd, Land off Highland Drive and Knox Road, Loughborough):
 - (a) authority be given to the Head of Planning and Regeneration and the Head of Strategic Support to enter into an agreement under section 106 of the Town and Country Planning Act 1990 to secure improvements, on terms to be finalised by the parties, as set out below:
 - Provision of on-site Affordable Housing involving a total of 7 dwellings, the exact tenure for the affordable housing would 2 x 3 bed shared ownership; 4 x 2 bed rent and 1 x 2 bed bungalow for rent;
 - A financial contribution of £86,952.48 towards secondary school education provision and to the Post 16 sector made up of:
 - £71,683.44 to be spent on secondary school provision to improve capacity at Woodbrook Vale School, which falls within the catchment area;
 - £15,269.04 to be spent on improving capacity at Rawlins Community College Academy as a Post 16 Sector requirement;
 - A financial contribution of £720 towards Quorn library;
 - A financial contribution of £4,681.44 (£195.06 x 24 dwellings) towards improving existing to health facilities;
 - A financial contribution towards Sustainable Travel Packs supplied at £52.85 per pack and 6 month bus passes at a cost of £360.00 per pass;
 - A financial contribution of £77,315.53 towards the provision of off-site natural and semi natural open space; parks; open space for young people/children; the provision of outdoor sports facilities and towards the provision of allotments;
 - (b) subject to the completion of the Section 106 legal agreement referred to in resolution 1(a) above, planning permission be granted subject to the conditions, reasons and advice notes set out in the report of the Head of Planning and Regeneration and an amendment to condition 6 to require native species to be included in the landscape scheme;
 - (c) that it be noted that officers would take back to the Highway Authority the Committee's concern that there was not a bus route serving the area and report the outcome of those discussions to members of the Committee;
2. that, in respect of application P/18/2469/2 (Mr Mick Burke, 7 Derwent Drive, Loughborough), planning permission be granted subject to the conditions, reasons and advice notes set out in the report of the Head of Planning and Regeneration and to the following additional conditions and amendment to a condition:
 - (i) an additional condition to require that there are no more than six occupants of the property;

- (ii) an additional condition to require that a cycle store is provided to the rear of the property;
 - (iii) subject to the agreement of the applicant, an amendment to condition 6 to require the design details of the bin storage facilities to be submitted prior to the commencement of the development;
- 3. that, in respect of application P/18/2482/2 (Ms A. Bailey, 133 Knightthorpe Road, Loughborough), planning permission be granted subject to the conditions, reasons and advice notes set out in the report of the Head of Planning and Regeneration and to the following additional condition:
 - (i) to require that there are no more than seven occupants of the property as the property had a sui generis use as a large house in multiple occupation and further intensification of the use would be detrimental to the amenity of local residents;
- 4. that, in respect of enforcement case E/16/0434 (Wreake Valley Craftsmen Ltd, 25 Rearsby Road, Thrussington), no further action be taken for the following reason:

The requirements of Condition 11 attached to planning permission P/15/2236/2 have not been fully undertaken as the damping sheets, which the acoustic assessment that was approved pursuant to this condition recommended, have not been installed to all sides of the dust extraction unit but in not carrying out this final step it is not considered that there will be an audible change detectable by the human ear in noise level. In addition Condition 11 does not require that a specific noise level be achieved or that the noise mitigation measures be maintained and/or retained in perpetuity and therefore it is not considered reasonable for the Council to pursue this matter any further.

Following the consideration of item 6 on the agenda, members of the Committee stated that it was preferable for items with no public speakers to be considered at the end of the agenda to avoid speakers having to wait. It was explained the agenda was prepared with that in mind and the Chair could decide to vary the order of items on the agenda at the meeting.

58. LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS

A list of applications determined under powers delegated to officers for the period from 25th February 2019 to 22nd March 2019 was submitted (item 6 on the agenda filed with these minutes).

NOTES:

1. No reference may be made to these minutes at the Council meeting on 24th June 2019 unless notice to that effect is given to the Democratic Services Manager by five members of the Council by noon on the fifth working day following publication of these minutes.

2. These minutes are subject to confirmation as a correct record at the next meeting of the Plans Committee.