



PLANS COMMITTEE

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To: Councillors Bailey, Bentley (Vice-Chair), Campsall, Forrest, Fryer (Chair), Grimley, Hamilton, Lowe, Ranson, Savage, Snartt, Tassell and Tillotson
(For attention)

All other members of the Council
(For information)

You are requested to attend the meeting of the Plans Committee to be held in the Preston Room, Woodgate Chambers, Woodgate Loughborough on Tuesday, 17th March 2020 at 5.00 pm for the following business.

Chief Executive

Southfields
Loughborough

9th March 2020

AGENDA

1. APOLOGIES

2. MINUTES OF PREVIOUS MEETING

3 - 6

The Committee is asked to confirm as a correct record the minutes of the meeting held on 27th February 2020.

3. QUESTIONS UNDER COMMITTEE PROCEDURE 12.8

No questions were submitted.

4. DISCLOSURES OF PECUNIARY AND PERSONAL INTERESTS

5. PLANNING APPLICATIONS

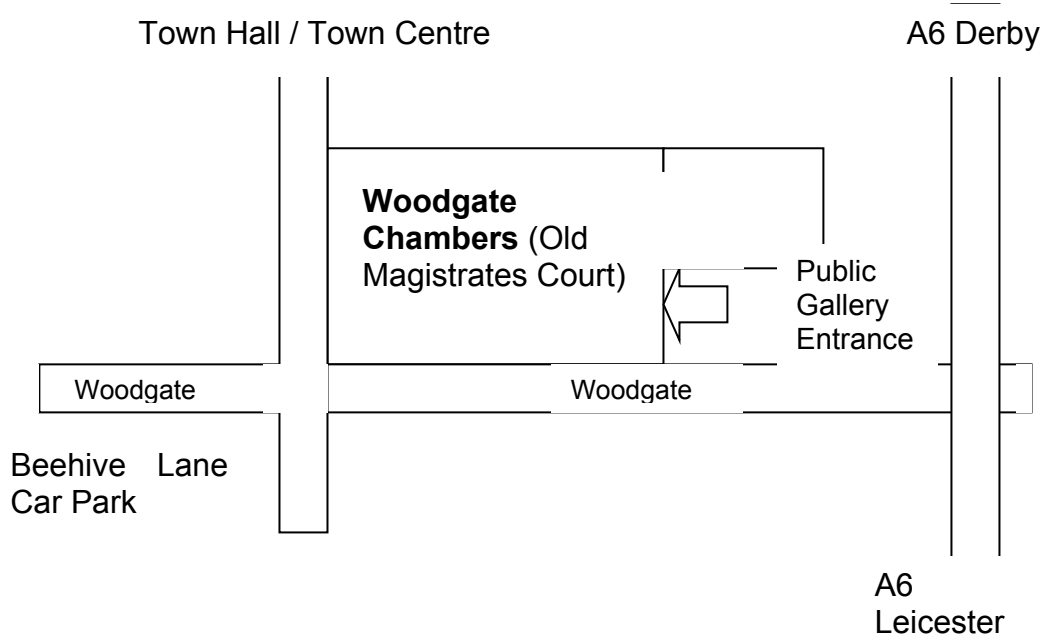
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The list of planning applications to be considered at the meeting is appended.

Please note that the Broadnook application is to follow.

WHERE TO FIND WOODGATE CHAMBERS

Woodgate Chambers
70 Woodgate
Loughborough
Leicestershire
LE11 2TZ



PLANS COMMITTEE 27TH FEBRUARY 2020

PRESENT: The Chair (Councillor Fryer)
The Vice Chair (Councillor Bentley)
Councillors Bailey, Campsall, Forrest, Hamilton,
Lowe, Ranson, Savage, Snartt, Tassell, Tillotson
and Gerrard

Group Leader Development Management (JJ)
Principal Solicitor (KH)
Senior Planning Officer (DL)
Principal Planning Officer (LM)
Democratic Services Officer (NA)

APOLOGIES: Councillor Grimley

The 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.

46. MINUTES OF PREVIOUS MEETING

The minutes of the meeting held on 30th January 2020 were confirmed as a correct record, with some minor amendments and signed.

47. QUESTIONS UNDER COMMITTEE PROCEDURE 12.8

No questions were submitted.

48. DISCLOSURES OF PECUNIARY AND PERSONAL INTERESTS

The following disclosures were made:

- (i) By Councillor Bentley – a personal interest was disclosed in relation to applications P/19/2559/2 and P/19/2558/2 and he advised the Committee he would not be taking part in the decision.
- (ii) By Councillor Bailey – a personal interest was disclosed in relation to application P/19/2075/2 as he did receive correspondence from his local resident's group regarding applications but had not received any correspondence in relation to this application and came to the meeting with an open mind.
- (iii) By Councillor Gerrard – a personal interest was disclosed in application P/19/2616/2 as she was a Member of the Rotary Club that used the application site. However, she advised the Committee that she came to the application with an open mind.

- (iv) By Councillor Snartt – a personal interest was disclosed in applications P/19/2559/2 and P/19/2558/2 as he knew the objector and had received correspondence in relation to the applications but had shared the information with the Head of Service and came to the meeting with an open mind.

49. PLANNING APPLICATIONS

Reports of the Head of Planning and Regeneration, setting out applications for planning permission, were submitted (items 1 to 7 in the appendix to the agenda filed with these minutes). An Additional Items report in respect of application P/19/2616/2 was also submitted (also filed with these minutes).

The Committee was advised that application P/19/2587/2 (22 Mill Road, Thurcaston) would be brought forward to allow Councillor Bentley to withdraw from the meeting before the last two applications were considered, which he had declared an interest in.

In accordance with the procedure for public speaking at meetings, the following objector, applicants or their representatives and representative of a parish council attended the meeting and expressed their views:

- (i) Mr Crinnion (objector) and Mr Price (on behalf of Quorn Parish Council) in respect of application P/19/2603/2;
- (ii) Mrs Jenkins (objector) and Mr Palfreyman and Ms Freer (applicants) in respect of application P/19/2616/2;

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 Shepherd in respect of application P/19/2603/2;
- (ii) Councillor Grimley in respect of application P/19/2616/2;
- (iii) Councillor Parsons in respect of application P/19/2075/2.

Councillor Parton had called in application P/19/2066/2 (117 William Street, Loughborough) but was unable to attend and had submitted a statement regarding his concerns. Having read the statement prior to the meeting the Chair advised the Committee that she was satisfied that Councillor Parton's concerns had been addressed in the report.

Having made a disclosure under the Planning Guide of Good Practise, Councillor Bentley withdrew from the Committee table during the consideration of applications P/19/2559/2 and P/19/2558/2 (The Stables, School Lane, Woodhouse).

RESOLVED

1. that, in respect of application P/19/2603/2 (adj to 102 Warwick Avenue, Quorn), planning permission be granted subject to the conditions, reasons and advice notes set out in the report of the Head of Planning and Regeneration;

2. that, in respect of application P/19/2616/2 (Syston Rugby Football Club, Barkby Road, Queniborough), planning permission be granted subject to the conditions, reasons and advice notes set out in the report of the Head of Planning and Regeneration;
3. that, in respect of application P/19/2075/2 (43 Ashleigh 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:

(a) a further condition be added to state:

“No construction work on the development shall be carried out other than between the hours of 8am to 6pm Monday to Friday, 8am until 1pm on Saturday and there shall be no working on Sundays or Bank Holidays.”

REASON: to ensure minimal disruption to the residents during the course of construction.

(b) a further condition be added to ensure a dropped kerb is added to the property.

REASON: to ensure there is sufficient car parking available at the property.

4. that, in respect of application P/19/2066/2 (117 William Street, 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;
5. that, in respect of application P/19/2587/2 (22 Mill Road, Thurcaston), planning permission be granted subject to the conditions, reasons and advice notes set out in the report of the Head of Planning and Regeneration;
6. that, in respect of application P/19/2559/2 (the Stables, School Lane, Woodhouse) 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:

(a) Delegated authority be given to officers to amend condition 2 to include that no commercial use be allowed on the site.

REASON: To define the permission and limit the potential for vehicles usage at the site and intensification of the use, in the interests of residential amenity and highway safety.”

7. that, in respect of application P/19/2558/2 (The Stables, School Lane, Woodhouse) 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:

(a) “Delegated authority be given to officers to amend condition 2 to include that no commercial use be allowed on the site.

REASON: To define the permission and limit the potential for vehicles usage at the site and intensification of the use, in the interests of residential amenity and highway safety.”

50. LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS

A list of applications determined under powers delegated to officers for the period from 22nd January 2020 to 14th February 2020 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 27th April 2020 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.

Charnwood Borough Council

Plans Committee – 17 March 2020

Index of Committee Items

Item	Application No	Applicant and Location, Description	Recommendation	Page
1	P/16/1660/2	<p>Palmer-Tomkinson Trust, Cooper Family, Barwood Homes and Davidsons Homes</p> <p>Land North of Birstall, Birstall</p> <p>Hybrid planning application comprising: Outline application (with all matters reserved on those areas not subject to the detailed proposals) for erection of 1,950 residential dwellings (Use Class C3), 15 hectares of employment land (Use Class B1(a), B1(c), B2 & B8), erection of a primary school (Use Class D1), a local centre comprising of shops, supermarket (Use Class A1), financial & professional services (Use Class A2), restaurants/cafes (Use Class A3), drinking establishments (Use Class A4), hot food takeaway (Use Class A5), business (use Class B1a), erection of an assisted living retirement village of up to 175 units & 70 bed care home (Use Class C2), non - residential institutions (Use Class D1) and assembly and leisure (Use Class D2), erection of a community resource centre providing a mix of uses, provision of 4 plots for travelling show people, green infrastructure, outdoor sport provision, public open space/parkland, allotments, arboretum, extended rights of way, and associated landscaping and infrastructure; and detailed planning application relating to the erection of 193 dwellings (Use Class C3), erection of two separate lodge/gate houses (Use Class C3), a countryside park with sports pitches, sports pavilion, structural landscaping, biodiversity parkland, details of drainage and internal access roads, and the provision of the primary access including the details of the signalised roundabout to the A6 Dual Carriageway, site access works and the provision of a two way local link to Loughborough Road, Rothley.</p>	Grant Conditionally subject to a S106 Agreement	08