

**PLANS COMMITTEE
1ST NOVEMBER 2018**

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

Team Leader Development Management
Principal Planning Officer (KB)
Principal Planning Officer (RN)
Principal Planning Officer (PR)
Principal Solicitor (KH)
Democratic Services Officer (MH)

The Chair stated that the meeting would be recorded and the sound recording subsequently made available via the Council's website. He 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.

33. MINUTES OF PREVIOUS MEETING

The minutes of the meeting held on 11th October 2018 were confirmed as a correct record and signed.

34. QUESTIONS UNDER COMMITTEE PROCEDURE 12.8

No questions were submitted.

35. DISCLOSURES OF PECUNIARY AND PERSONAL INTERESTS

The Chair referred to the fact that members of the Committee had received promotional literature from the applicants for item 4 on the agenda (P/17/0388/2, Clear View Business Park, 103 Loughborough Road, Quorn). Members of the Committee who had received the correspondence confirmed that they retained an open mind in respect of the application.

The following disclosures were made:

- (i) by Councillor Grimley – a personal interest in application P/17/0388/2 (Clear View Business Park, 103 Loughborough Road, Quorn) as he had worked with people who had worked for the applicant's architect; however he had had no contact with them regarding the application and retained an open mind;
- (ii) by Councillor Grimley – a personal interest in application P/17/2591/2 (Land Off Loughborough Road, Burton on the Wolds) as he had previously worked with the applicant's landscape architect in a professional capacity;

- however he had had no contact with them regarding the application and retained an open mind;
- (iii) by Councillor Snartt – a disclosure under the Planning Code of Good Practice that he would be withdrawing from the Committee table during the consideration of application P/18/1712/2 (216 Bradgate Road, Anstey) as he would be speaking on behalf of the ward councillor;
 - (iv) by Councillor Tassell – a personal interest in application P/18/1712/2 (216 Bradgate Road, Anstey) as she knew a local resident who she had seen during the Committee's visit to the site.

36. PLANNING APPLICATIONS

Reports of the Head of Planning and Regeneration, setting out applications for planning permission, were submitted (items 1 to 5 in the appendix to the agenda filed with these minutes). An Additional Items report in respect of application P/17/0388/2 was also submitted (also filed with these minutes).

In order to assist with the arrangements for speakers, the Committee agreed to consider item 5 on the agenda (application P/17/2591/2) prior to item 3 (application P/18/1712/2).

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

- (i) Mr Stephen Bradwell (on behalf of objectors) and Ms Christina Church) in respect of application P/18/0174/2;
- (ii) Mr Jim Foxall (objector) and Mr Stephen Bradwell (on behalf of the applicant) in respect of application P/18/0827/2;
- (iii) Mr F.J. Howgate (objector) and Mr Alan Carr (on behalf of Burton on the Wolds, Cotes and Prestwold Parish Council) in respect of application P/17/2591/2;
- (iv) Mr Patrick Reid (on behalf of the applicant) in respect of application P/17/0388/2.

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/18/0174/2;
- (ii) Councillor Parton, speaking on behalf of Councillor Mercer, in respect of application P/18/0827/2;
- (iii) Councillor Bokor in respect of application P/17/2591/2;
- (iv) Councillor Snartt, speaking on behalf of Councillor Taylor, in respect of application P/18/1712/2.

In respect of application P/17/2591/2 (Land Off Loughborough Road, Burton on the Wolds), correspondence had been received from the Highway Authority earlier on the day of the meeting setting out its comments on the application. That correspondence was read in full to the Committee and was available as part of the planning file.

Having made a disclosure under the Planning Code of Good Practice, Councillor Snartt withdrew from the Committee table during the consideration of application P/18/1712/2 (216 Bradgate Road, Anstey).

RESOLVED

1. that, in respect of application P/18/0174/2 (Ms Christina Church, Kennel Block, Quorn Hall, Quorn), planning permission be granted subject to the condition, reason and advice notes set out in the report of the Head of Planning and Regeneration and subject to an amendment to the condition to state that the whole of the site should only be used for private domestic purposes;
2. that, in respect of application P/18/0827/2 (Mr and Mrs R. Merchant, 85 Castledine 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;
3. that, in respect of application P/17/2591/2 (Jelson Ltd, Land Off Loughborough Road, Burton on the Wolds):
 - A. subject to resolution 3B below, the Planning Inspectorate be informed that had the Local Planning Authority been given the opportunity to determine the application then planning permission would have been refused for the reasons set out below:
 - (i) The general thrust of both local and national policy is to support sustainable development and of development that would promote the health and well-being of communities. Policy CS1 of the adopted Charnwood Local Plan 2011 to 2028 Core Strategy relates to the hierarchy of sustainability of settlements in the Borough as locations for new development. The application site lies outside the limits to development of Burton on the Wolds, which is identified by Policy CS1 as being in the 'Other Settlement' category of its settlement hierarchy. Policy CS1 makes provision to meet the local social and economic need for development in Other Settlements by responding positively to small scale opportunities within defined limits to development. The proposal is not small scale, outside the settlement boundary and no local housing need has been demonstrated and the Local Planning Authority has established that there is no shortfall in its 5 Year Housing Land Supply and it is a clear unsustainable form of development and conflicts with the Adopted Local Plan Core Strategy 2011-28 Policies CS1 and CS25 and saved Policies CT/1 and CT/2 of the Adopted Borough of Charnwood Local Plan 1991-2006 and the aims and objectives of the revised National Planning Policy Framework. No material considerations have been advanced by the appellant to warrant setting aside the provisions of the Development Plan and the identified harm from the development would outweigh any benefits arising from the proposal;

(ii) The proposal would cause substantive and significant harm to the form and character of the landscape and rural setting, result in the loss of a clear and defined boundary to the settlement and would result in less than substantial harm to the significance of the setting of the surrounding heritage assets which have a strong historic relationship to the site. The public benefits when taken as a whole do not outweigh the less than substantial harm which has been identified. As such, the proposal is considered to be contrary to the Adopted Local Plan Core Strategy 2011-28 Policies CS11 and CS14, the Burton on the Wolds Village Design Statement (SPD), and the aims and objectives of the revised National Planning Policy Framework. No material considerations have been advanced by the appellant to warrant setting aside the provisions of the Development Plan and the identified harm from the development would outweigh any benefits arising from the proposal;

B. the Head of Planning and Regeneration be given delegated authority, following further discussions with the Highway Authority, to determine whether a further reason for refusal based on highway reasons should be added and, if so, to prepare and submit that reason to the Planning Inspectorate;

4. that, in respect of application P/18/1712/2 (Mrs Jane Gray, 216 Bradgate Road, Anstey), 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/17/0388/2 (McCarthy and Stone Retirement Lifestyles Ltd, Clear View Business Park, 103 Loughborough Road, Quorn):

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:

- a sum of £22,804.98 towards the provision of a patient lift at Quorn Medical Centre;

B. subject to the completion of the agreement referred to in resolution 5A 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 subject to an amendment to condition 13 so that it refers to at least two of the parking spaces being designated for disabled parking.

37. LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS

A list of applications determined under powers delegated to officers for the period from 28th September 2018 to 19th October 2018 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 21st January 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.