

**PLANS COMMITTEE
7TH MARCH 2019**

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

Head of Planning and Regeneration
Principal Planning Officer (PR)
Principal Planning Officer (RN)
Team Leader Natural & Built Environment
Principal Solicitor (KH)
Democratic Services Officer (MH)

APOLOGIES: Councillors Grimley, Page and Tillotson

The Vice-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.

48. MINUTES OF PREVIOUS MEETING

The minutes of the meeting held on 31st January 2019 were confirmed as a correct record and signed.

49. QUESTIONS UNDER COMMITTEE PROCEDURE 12.8

No questions were submitted.

50. DISCLOSURES OF PECUNIARY AND PERSONAL INTERESTS

The Vice-chair reminded the Committee of the requirements of the Code of Conduct and the Planning Code of Good Practice, particularly in relation to predetermination and disclosing contacts with developers and objectors.

The following disclosures were made:

- (i) by Councillor Campsall – a disclosure under the Planning Code of Good Practice in respect of application P/18/2067/2 that he did not have an open mind regarding the application;
- (ii) by Councillor Forrest – a disclosure under the Planning Code of Good Practice in respect of application P/18/1401/2 that she had spoken in her capacity as ward councillor on an earlier application for that site; however the application before the Committee was a new application and she considered that she had an open mind;

- (iii) by Councillor Fryer – a personal interest in application P/18/1379/2 as the County Councillor for the area; she had an open mind regarding the application
- (iv) by Councillor Snartt – a personal interest leading to bias in application P/18/2067/2 as he had a meeting with the owner of the land and a planning officer regarding the application.

51. PLANNING APPLICATIONS

Reports of the Head of Planning and Regeneration, setting out applications for planning permission, were submitted (items 1 to 3 in the appendix to the agenda filed with these minutes). Additional Items reports in respect of revisions to the National Planning Policy Framework and the Government's Planning Practice Guidance, and application P/18/2067/2, including an update regarding the content of the proposed Section 106 legal agreement, were also submitted (also filed with these minutes).

A late request to speak had been submitted by Mountsorrel Parish Council. The Chair put the request to the Committee, which agreed that a representative of the Parish Council could speak on item P/18/1379/2.

In accordance with the decision above and 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 L. Wiggins (agent) and Mr S. Haywood (on behalf of Mountsorrel Parish Council) in respect of application P/18/1379/2;
- (ii) Ms P. Pullan (objector) and Mr A. Hardy (agent) in respect of application P/18/1401/2;
- (iii) Ms L. Sutton and Mr R. Kent (objectors) and Ms F. Turner (on behalf of the applicant) in respect of application P/18/2067/2.

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 Hunt in respect of application P/18/1379/2;
- (ii) Councillor Draycott in respect of application P/18/2067/2.

In respect of application P/18/1401/2 (5 Cumberland Road, Loughborough), officers stated that there was an error in the published report. It was not correct that the property of No.5 Cumberland Road would still have a comparable garden to other properties in the area after the development was completed.

Councillor Gerrard briefly left the meeting during the consideration of application P/18/1401/2 (5 Cumberland Road, Loughborough) and as a result did not participate in the vote on the proposal to grant planning permission.

In respect of application P/18/1401/2 (5 Cumberland Road, Loughborough), Councillor Forrest requested that her abstention on the proposal to grant planning permission be recorded in the minutes.

Having made disclosures, Councillor Campsall and Councillor Snartt withdrew from the meeting during the consideration of application P/18/2067/2 (Land to the West of Aumberry Gap, Loughborough). Councillor Campsall and Councillor Snartt also left for the remainder of the meeting.

RESOLVED

1. that, in respect of application P/18/1379/2 (Mr M. Singh, Land adjacent Granite Way, Mountsorrel), planning permission be refused, against the recommendation of the Head of Planning and Regeneration, for the following reasons:
 - the proposed development would be an incongruous feature in the street scene, particularly in relation to its design, scale, mass and density, contrary to Policy CS2 of the Charnwood Local Plan Core Strategy and saved Policy EV/1 of the Borough of Charnwood Local Plan and the submitted plans provided no details of facilities for waste and recycling bins.;
 - the proposed development, by virtue of its height and proximity, would have a detrimental impact on the amenity of the occupiers of 1 Betty Henser's Lane;

2. that, in respect of application P/18/1401/2 (Mr A. Philpott, 5 Cumberland 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 amendments to condition 7 so that information regarding the following is also provided:
 - details of the siting, appearance and design of bird nest brick/boxes, particularly including swift boxes/bricks, to be incorporated into the development;
 - details of the siting, appearance, design and screening arrangements of refuse and recycling bin storage facilities to be provided on the site;

3. that, in respect of application P/18/2067/2 (Future Generation Ltd, Land to the West of Aumberry Gap, Loughborough):
 - (a) authority be given to the Head of Planning and Regeneration and the Head of Strategic Support to enter into a legal agreement under Section 106 of the Town and Country Planning Act 1990, on terms to be finalised by them, to secure the following infrastructure improvements and management agreements:
 - Healthcare – £35,948 to increase the capacity of local health care facilities
 - Assured Shorthold Tenancy Agreements (ASTs) and no car policy and management structure
 - Community Facilities – provision of ground floor accommodation at nominal rental for local community groups

- Town Centre Parks – £5,778
- Town Centre Public Realm (including play equipment for young people) – £49,329
- Processing of Traffic Regulation Orders – £7,500
- Monitoring fee for STARS (Sustainable Travel Accreditation and Recognition Scheme) – £6,000
- Student Street Support Scheme – increase capacity of street patrol staff by contribution of £10,000 per year in perpetuity;

(b) subject to the completion of the Section 106 legal agreement referred to in resolution 3A 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 to the following amendments to condition 5:

- the hours of construction plant operation on Monday to Friday be reduced to 08.00 to 17.00;
- the hours for collection and deliveries to the site during construction be reduced to 09.00 to 16.00 on Monday to Friday and 09.00 to 13.00 on Saturday, with no collections or deliveries on Sundays and Bank or Public Holidays.

52. LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS

A list of applications determined under powers delegated to officers for the period from 21st January 2019 to 22nd February 2019 was submitted (item 6 on the agenda filed with these minutes).

53. URGENT DECISION - TREE PRESERVATION ORDER

A report of the Head of the Strategic Support, informing the Committee of an urgent decision taken by the Chief Executive under Section 8.2 of the Council's Constitution to authorise the making of a Tree Preservation Order, was submitted (item 7 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.