

**PLANS COMMITTEE  
26TH JULY 2018**

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

Head of Planning and Regeneration  
Principal Planning Officer (KB)  
Principal Planning Officer (PR)  
Principal Solicitor (KH)  
Democratic Services Officer (MH)

APOLOGIES: Councillors Campsall, Gaskell, Snartt and Tillotson

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.

11. MINUTES OF PREVIOUS MEETING

The minutes of the meeting held on 28th June 2018 were confirmed as a correct record and signed.

12. QUESTIONS UNDER COMMITTEE PROCEDURE 12.8

No questions were submitted.

13. DISCLOSURES OF PECUNIARY AND PERSONAL INTERESTS

The following disclosures were made:

- (i) by Councillor Page – a personal interest in application P/18/0250/2 (Land to the west of Aumerry Gap, Loughborough) as he knew the landowner as they were both members of the same golf club; however he retained an open mind.

The Chair and Councillor Bebbington referred to correspondence that had been sent to all members of the Committee by the applicant's agent in respect of application P/18/0250/2.

14. PLANNING APPLICATIONS

Reports of the Head of Planning and Regeneration, setting out applications for planning permission, were submitted (items 1 to 4 in the appendix to the agenda filed with these minutes). Additional Items reports in respect of applications P/18/0602/2,

P/18/1161/2, P/17/0881/2 and P/18/0250/2 were also submitted (also filed with these minutes).

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

- (i) Ms Payal Walker (applicant) in respect of application P/18/0606/2;
- (ii) Mr Jake Locke (objector) and Mr Anil Lad (applicant) in respect of application P/18/1161/2;
- (iii) Ms Anne Bailey (objector) and Ms Lizzie Marjoram (on behalf of the applicant) in respect of application P/17/0881/2;
- (iv) Councillor Margaret Smidowicz (objector) and Ms Frances Turner (applicant) in respect of application P/18/0250/2.

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 Huddleston, speaking on behalf of Councillor Bradshaw, in respect of application P/18/0606/2;
- (ii) Councillor Smidowicz in respect of application P/18/1161/2.

In addition the Chair, Councillor Page, read a statement on behalf of Councillor Taylor, who could not be present at the meeting, in respect of application P/17/0881/2. He stated that the statement contained Councillor Taylor's views and not his.

In addition to the general update on the new version of the National Planning Policy Framework, published by the Government on 24th July 2018, that was contained in the Additional Items report, officers provided the following advice regarding each of the applications as follows:

- (i) in respect of application P/18/0606/2 – while there had been slight changes to policy in relation to the application there was nothing of note that would change the recommendation that had been submitted;
- (ii) in respect of application P/18/1161/2 – there was nothing of direct relevance in the changes to the National Planning Policy Framework that altered the weight to be given to the planning considerations or the recommendation set out in the report;
- (iii) in respect of application P/17/0881/2 – there had been changes in relation to considering viability (paragraph 57), the appropriate amount of affordable housing on brownfield sites (paragraph 63), the minimum amount of affordable housing required to be affordable home ownership on major residential sites and exceptions to that requirement (paragraph 64); the Council could now demonstrate a five year housing land supply but that was also the case when the original permission was granted in 2016; it was concluded that there was no need to change the officer recommendation set out in the submitted report;
- (iv) in respect of application P/18/0250/2 – the Council could now demonstrate a five year housing land supply but the absence of one was not given great

weight in the planning balance in reaching the recommendation set out in the report; the changes to the policy on design and layout (paragraph 131) added support to the recommendation that planning permission should be refused.

Officers provided the following clarification at the meeting:

- (i) in respect of application P/18/0250/2 – there had been additional correspondence from the applicant's agent that had been circulated to members of the Committee and officers after the Additional Items report had been prepared; that correspondence set out the benefits of the proposed scheme including attaching a financial value to those benefits; it was accepted that the scheme would deliver significant benefits and this had been taken into account in preparing the report; the specific financial values set out in the correspondence had not been verified.

## **RESOLVED**

1. that, in respect of application P/18/0606/2 (Mrs Payal Walker, 51 Garendon Road, Loughborough), planning permission be granted subject to the conditions, reasons and advice note set out in the report of the Head of Planning and Regeneration;
2. that, in respect of application P/18/1161/2 (Mr Anil Lad, 25 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, but subject to the removal of recommended condition 6 relating to the annexing garden fence;
3. that, in respect of application P/17/0881/2 (Barwood Homes Limited, 129 Cropston Road, Anstey):
  - 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:
    - the provision of one accessible bungalow on the site gifted to Charnwood Borough Council
    - a sum of £43,150 towards the enhancement of skate park facilities in Stadon Park
    - a sum of £108,891.09 towards improvements at Woolden Hill Primary School
    - a sum of £29,378.41 towards 16+ education at Birstall Cedars Academy
    - a sum of £1,390 towards increasing lending stock at Anstey Library
    - a sum of £12,731 to provide for travel packs for new residents, including possible bus passes, and for improvement to the two nearest bus stops;

B. subject to the completion of the Section 106 legal agreement referred to in resolution A above, planning permission be granted subject to the conditions, reasons and advice note set out in the report of the Head of Planning and Regeneration;

4. that, in respect of application P/18/0250/2 (Future Generation Ltd, Land to the West of Aumberry Gap, Aumberry Gap, Loughborough), planning permission be refused for the reasons set out in the report of the Head of Planning and Regeneration.

15. LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS

A list of applications determined under powers delegated to officers for the period from 18th June 2018 to 13th July 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 3rd September 2018 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.