

**PLANS COMMITTEE
1ST AUGUST 2017**

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

Head of Planning and Regeneration
Group Leader Development Management
Principal Planning Officer (KB)
Senior Planning Officer (LM)
Principal Solicitor (KH)
Democratic Services Officer (MH)

APOLOGIES: Councillors Jukes, Lowe and Tillotson

9. MINUTES

The minutes of the meeting of the Committee held on 29th June 2017 were confirmed as a correct record and signed.

10. QUESTIONS UNDER COMMITTEE PROCEDURE 12.8

No questions were submitted.

11. DISCLOSURES OF PECUNIARY AND PERSONAL INTERESTS

The following disclosures were made:

- (i) by Councillor Campsall – a disclosure under the Planning Code of Good Practice in respect of application P/17/1048/2 that, although he had voted against a previous application on the site, he was approaching the current application with an open mind;
- (ii) by Councillor Smidowicz – a personal interest in respect of applications P/16/2797/2 and P/16/2798/2 as she was familiar with the Convent and with the Sisters; however, she had not discussed the application with them and not visited the site for some time. She also referred to the fact that she was the Council's heritage champion.

The Chair stated that all members of the Committee had been sent correspondence in relation to application P/16/1448/2.

12. PLANNING APPLICATIONS

The Chair stated that Councillor Smith had made an earlier request to speak in respect of application P/16/1833/2 but that he had not been included on the list of speakers for this meeting.

RESOLVED that Councillor Smith be allowed to speak as ward councillor in respect of application P/16/1833/2.

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). Details of additional information received after the agenda was published in respect of application P/16/1448/2 were also submitted in the Additional Items report (copy filed with these minutes).

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

- (i) Ms A. Coote (objector), Mr M. Fairhurst (representing the applicant) and Mr J. Clouston-Jones (on behalf of Wymeswold Parish Council) in respect of application P/16/1448/2;
- (ii) Mr D. Parish (objector) in respect of application P/16/1833/2;
- (iii) Mr K. Lawrence (applicant) and Ms A. Byrne (on behalf of Rearsby Parish Council) in respect of application P/16/0987/2.

Mr N. Brotherton (applicant) had initially indicated that he wished to speak in respect of applications P/16/2797/2 and P/16/2798/2, but had subsequently withdrawn that request.

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 Bokor in respect of application P/16/1448/2;
- (ii) Councillor Smith in respect of application P/16/1833/2;
- (iii) Councillor Poland in respect of application P/16/0987/2.

A motion to grant planning permission subject to the conditions, reasons and advice notes set out in the report of the Head of Planning and Regeneration in respect of application P/16/1833/2 (6 Gisborough Way, Loughborough) was proposed and seconded. The motion was defeated.

RESOLVED

1. that, in respect of application P/16/1448/2 (Mr and Mrs Linwall, Land adjacent to 16 Waydale, Wymeswold), planning permission be refused,

contrary to the recommendation of the Head of Planning and Regeneration, for the following reasons:

1. The vehicular traffic generated by the development would create unacceptable levels of noise and disturbance due to the narrowness of the access and the close proximity of Nos.12-16 Waydale, causing substantial harm to the amenities of the occupiers of these properties. This would be contrary to the intentions of policy CS2 and saved policy EV1 of the Charnwood Core Strategy, and paragraphs 7, 9 and 17 of the National Planning Policy Framework which seek to ensure a high standard of design and a good standard of amenity for all existing occupants of land and buildings;
 2. Wymeswold is defined as an “Other Settlement” within policy CS1 of the Core Strategy which seeks to provide at least 500 new homes within settlement boundaries over the plan period up to 2028. The supply of completions and commitments is currently in excess of this number (887) in the Core Strategy. It is considered that this additional development would further contribute to exceedance of this number and would result in an unsustainable form of development which fails to respond to an identified local social and economic need and would result in additional unsustainable journeys by private car due to the lack of local employment opportunities, community services and facilities and limited sustainable transport options. The proposal is therefore contrary to policy CS1 of the Charnwood Core Strategy and paragraphs 6-10 and 34 of the National Planning Policy Framework;
2. that consideration of application P/16/1833/2 (Mr D. Knight, 6 Gisborough Way, Loughborough) be deferred to enable further information to be provided regarding the circumstances in which the land was sold and how the reasons for refusal for previous applications on the site relate to the current development plan;
 3. that, in respect of application P/17/1048/2 (Ms D. Liggins, 81 Poplar 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;
 4. that, in respect of application P/16/0987/2 (The Sisters of St Joseph of Peace and DCS 452 Ltd, The Sacred Heart Convent, 61 Station Road, Rearsby):
 - (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, which includes an amendment to the wording of item (ii):

- (i) a commuted payment of £75K towards affordable housing provision off site;
 - (ii) an agreement that the land known as “the conker field” is offered for public use to Rearsby Parish Council or another appropriate adopting body and that this land is thereafter retained and maintained by the appropriate adopting body in perpetuity;
- (b) planning permission be granted subject to the conditions, reasons and advice notes set out in the report of the Head of Planning and Regeneration, including amendments to conditions 6, 9 and 10 to read:

6. No development shall take place, including site clearance or storage of materials on site until a tree protection plan, specific to the site, has been submitted to and approved in writing by the Local Planning Authority. This shall include the following:

- Full details of protective barriers including the positioning of these;
- Full details of no dig construction areas including extent, finished and existing ground levels, construction sections and accompanying assessment of these works;
- Full details of pile and beam construction areas including extent, root investigation details, location of piles and accompanying assessment of these works;
- Ground protection measures;
- Movement areas for construction vehicles and machinery within the site;
- Location of site facilities;
- Protection of soils for future landscaping;
- A detailed programme of arboricultural site monitoring;
- A plan for future arboricultural management including timescales and implementation responsibilities;

The development shall be carried out in accordance with these approved measures unless otherwise agreed in writing and the retained hedges and trees shall thereafter be permanently so retained;

Reason: To ensure that retained trees and hedgerows on the site are retained during construction and once the development is completed;

9. No occupation of any of the units shall take place until a landscape management plan, including long term design objectives, management responsibilities and maintenance

schedules for all shared ownership landscape areas, has been submitted to and agreed in writing by the local planning authority. The agreed landscape management plan shall then be fully implemented and its long term design objectives retained in perpetuity;

REASON: To make sure that the appearance of the completed development is satisfactory, to protect the parkland/garden setting and to help assimilate the development into its surroundings;

10. No occupation of the buildings shall take place until details of any external lighting have been submitted to and approved in writing by the Local Planning Authority. The approved lighting scheme will thereafter be maintained in perpetuity;

REASON: to ensure that there is no harm to the suitable foraging/commuting habitats for bats that exist on the site;

(c) officers be requested to initiate an assessment to determine whether making Tree Preservation Orders covering all the trees on the site would be expedient to secure the preservation of the trees in the interests of amenity;

5(a) that, in respect of application P/16/2797/2 (Mr and Mrs P. and C. Holmes, Manor Farm, 40 Ratcliffe Road, Thrussington), 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(b) that, in respect of application P/16/2798/2 (Mr and Mrs P. and C. Holmes, Manor Farm, 40 Ratcliffe Road, Thrussington), listed building consent be granted subject to the conditions and reasons set out in the report of the Head of Planning and Regeneration and to an additional condition to read:

Prior to the commencement of development details of the materials and finish to be used for the internal lining of walls and method of fixing shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out only in accordance with the approved details unless otherwise approved by the local planning authority;

REASON: In the interests of safeguarding the special historic interest of the designated heritage asset

NOTES:

1. No reference may be made to these minutes at the Council meeting on 4th September 2017 unless notice to that effect is given to the Democratic Services Manager by noon on 22nd August 2017.
2. These minutes are subject to confirmation as a correct record at the next meeting of the Plans Committee.