

**PLANS COMMITTEE
8TH DECEMBER 2016**

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

Group Leader Development Management
Team Leader Local Development
Highway Consultant (SC)
Leicestershire County Council Assistant Director Highways
and Transportation (AC)
Leicestershire County Council Highway Authority (LC)
Principal Planning Officer (Major Development) (GD)
Solicitor (SM)
Democratic Services Officer (HT)

APOLOGIES: Councillors Jukes and Seaton

29. MINUTES

The minutes of the meeting of the Committee held on 10th November 2016 were confirmed as a correct record and signed.

30. QUESTIONS UNDER COMMITTEE PROCEDURE 12.8

No questions were submitted.

31. AGENDA VARIANCE

The Chair proposed that planning application P/16/2205/2 (Land off Cropston Road, Anstey), be considered first on the agenda.

RESOLVED that planning application P/16/2205/2 (Land off Cropston Road, Anstey), be considered first on the agenda.

32. DISCLOSURES OF PECUNIARY AND PERSONAL INTERESTS

The following disclosures of interest were made:

- (i) by Councillor Snartt – a pecuniary interest in respect of application P/16/2205/2. He stated that he would withdraw from the meeting during consideration of the application and he would also be speaking on behalf of an objector.

Councillor Snartt referred to application P/16/2102/2 and stated that he was known to and had been contacted by one of the speakers. He confirmed that

he had not discussed the application and he did not consider that he had an interest to declare.

Councillor Grimley stated that through his employment he was known to many people involved in architecture and construction; however, as far as he was aware he did not know any person involved in the meeting.

32. PLANNING APPLICATIONS

The applications for planning permission set out in the appendix to the agenda, together with the recommendations of the Head of Planning and Regeneration, were considered.

Councillor Forrest was unable to take part in the debate or vote on application P/16/2205/2 as she arrived after the meeting had commenced.

Councillor Campsall left the meeting before consideration of applications P/16/2302/2, P/16/2480/2 and P/16/2102/2.

Councillor Tillotson left the meeting before consideration of application P/16/2102/2.

Having declared a pecuniary interest, Councillor Snartt withdrew from the meeting during consideration of application P/16/2205/2.

Councillor Tassell withdrew as a member of the Committee during consideration of application P/16/2302/2.

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

- (i) Councillor D. Snartt (on behalf of the objector) and Councillor M. Broomhead (on behalf of Anstey Parish Council) in respect of application P/16/2205/2;
- (ii) Mr P. Crawley (objector) and Councillor Murphy (on behalf of Sileby Parish Council) in respect of application P/15/0047/2;
- (iii) Mr S. Bradwell (on behalf of applicant) in respect of application P/16/2302/2;
- (iv) Mr A. Hackett (objector) and Mrs C. Cudbill (applicant) in respect of application P/16/2102/2.

In accordance with the Procedure for Borough Councillors speaking at Plans Committees, the following councillors attended the meeting and expressed their views:

- (i) Councillor Taylor in respect of applications P/16/2205/2 and P/16/2102/2;
- (ii) Councillors Radford and Tassell in respect of application P/16/2302/2.

In addition to the letters of representation reported in the agenda, details of the following, which had been received after the agenda for the meeting had been prepared, were submitted in the additional items list and published on the Council's website:

- (i) in respect of application P/15/0047/2, comments from a local resident objecting to the removal of the highway reason for refusal, together with a request for confirmation from the Highway Consultant that the evidence put forward in the applicant's transport assessment and its conclusions appeared reasonable;
- (ii) in respect of application P/16/2205/2, a request from Councillor Snartt for technical information related to highway matters and a request from Councillor Snartt and Councillor Taylor that the application be withdrawn from the agenda to allow the implications of the Reserved Matters application for land off Cropston Road, Anstey (P/16/0963/2) to be taken into account, together with comments from the Head of Planning and Regeneration in respect of the issues raised above;
- (iii) in respect of application P/16/2302/2, comments from the Head of Planning and Regeneration regarding an error on page C3 of the report which referred to 'Quorn' rather than Shepshed, together with details of the assessment of the planning proposal.

In respect of application P/16/2102/2 (22 The Green, Bradgate Road, Anstey), officers referred to an error on page E11 of the report which referred to '*an additional dwelling*' rather than a new dwelling.

RESOLVED

1. that in respect of application P/16/2205/2 (Land off Cropston Road, Anstey), planning permission be refused, contrary to the recommendation of the Head of Planning and Regeneration for the following reason:

The application to vary conditions 4 and 25 to planning application P/14/0428/2 to carry out highway works to The Nook and A46/Anstey Lane junction prior to occupation of up to 30 dwellings would result in a severe and unacceptable impact on the highway network contrary to the intentions of paragraph 32 of the National Planning Policy Framework;

2. that in respect of application P/15/0047/2 (Land East of Seagrave Road, Sileby), the Planning Inspectorate be informed that planning permission would have been refused by the Borough Council for the following reason:

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 Sileby, which is identified by Policy CS1 as being in the 'Service Centre' category of its settlement hierarchy. The supporting text to the Policy confirms that there are commitments for around 3,500 homes in Services Centre's which is sufficient to the meet the levels of planned provision and therefore we only expect to see small scale windfall developments within the settlement boundaries. Greenfield locations may be appropriate where there is a recognised local housing need and insufficient capacity within built up areas to meet that need. The proposal is not small scale, within the settlement boundary and neither has a local housing need been demonstrated. As such, the proposal is considered to be contrary to Core Strategy Policies CS1 and CS25, which both seek to reflect the presumption in favour of sustainable development contained in the National Planning Policy Framework. Furthermore it is contrary to Policies CT/1 and CT/2 of the Adopted Borough of Charnwood Local Plan 1991-2006 and no material considerations have been advanced that warrant setting aside the provisions of the Development Plan;

3. that in respect of application P/16/2302/2 (Ivy Cottage, 197A Ashby Road West, Shepshed), contrary to the recommendation of the Head of Planning and Regeneration, the Committee was minded to accept the principle of development but deferred the decision to allow additional information to be submitted regarding the management of the site which would be brought back before Plans Committee for final consideration;

4. that in respect of application P/16/2102/2 (22 The Green, Bradgate Road, Anstey), planning permission be refused, contrary to the recommendation of the Head of Planning and Regeneration for the following reasons:

1. The proposal would result in increased use of a narrow access which passes close to the side elevation of Manor Farm and habitable rooms within that property and 22 The Green. It is considered that this would be harmful to the amenity of the occupiers and future occupiers of these properties by reason of increased noise and disturbance and that this would be contrary to adopted Charnwood Local Plan Core Strategy C2 and saved Policy EV/1 Charnwood Local Plan, the

Council's Supplementary Planning Guidance regarding Backland and Tandem Development and the advice in the paragraphs 17 and 123 of The Framework.

2. The proposed development would by virtue of the likely intensification of use of the narrow access and courtyard cause less than substantial harm to the setting and character of the Grade 2 listed Manor House Farm which would not be offset by the public benefits that would accrue from the proposal. The proposal is therefore contrary to Policy CS14 of the Charnwood Local Plan 2011-2028 Core Strategy, paragraph 134 of the National Planning Policy Framework and the advice contained within the Planning (Listed Building and Conservation Area) Act 1990;

5. that, subject to resolutions 1. to 4. above and to the reasons set out in the Committee's Minute Book, decision notices be issued as follows:

P/16/2205/2 ANSTEY – Land off Cropston Road, Bloor Homes Ltd, Cynthia Spence and Nicholas Wells – Variation of conditions 4 and 25 to planning application P/14/0428/2 to carry out highway works to the Nook and A46/Anstey Lane junction prior to occupation of up to 30 dwellings Refuse to permit

P/16/2480/2 MOUNTSORREL – 8 Wishbone Lane, Mr M. Barton – Erection of conservatory to rear of dwelling Permit – subject to conditions

P/16/0528/2 ANSTEY – 22 The Green, Bradgate Road, Mrs C. Cudbill – Erection of dwelling Refuse to permit

NOTES:

1. No reference may be made to these minutes at the Council meeting on 23rd January 2017 unless notice to that effect is given to the Democratic Services Manager by Wednesday, 4th January 2017.
2. These minutes are subject to confirmation as a correct record at the next meeting of the Plans Committee.

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