

**PLANS COMMITTEE
21ST SEPTEMBER 2023**

PRESENT: The Chair (Councillor S. Forrest)
The Vice Chair (Councillor Lennie)
Councillors Charles, Fryer, Lawrence, Lowe,
Monk, Northage, O'Neill, Palmer, Snartt, N. Taylor
and Worrall

Head of Planning and Growth
Principal Solicitor - Planning, Property and
Contracts
Principal Planning Officer (JW)
Principal Planning Officer (LW)
Senior Planning Officer (HW)
Democratic Services Officer (RD)

APOLOGIES: None

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

27. MINUTES OF PREVIOUS MEETING

There had been a request to clarify minute number 25a of the Plans Committee held on 17th August 2023 in respect of application P/21/2639/2 – Land off Barkby Road, Syston.

Officers had verbally stated during that meeting that their recommendation had changed since the report and extras report had been published, however after discussion the Committee had decided to accept the original recommendation in the report.

The minutes stated the final decision and the agent had requested that the change in Officer recommendation be clarified.

It was therefore proposed that minute 25a be amended to the following:

“The Principal Planning Officer introduced the report and advised that late comments had been received since the publishing of the ‘extras’ report reporting the revised position of the Local Highways Authority. This reported that the amended plans in relation to the access to the site were now acceptable and that the LHA no longer objected to the application, subject to a series of conditions and developer contributions. Officers therefore no longer proposed Recommendations A and B as set out in the report of the Head of Planning and Growth and recommended approval

of planning permission subject to Section 106 and conditions to be delegated to the Head of Planning and Growth.

RESOLVED that in respect of application P/21/2639/2 (Land off Barkby Road, Syston) that the Council's position at the forthcoming appeal Public Inquiry would be to resist development as per the original Officer Recommendations A and B set out in the report of the Head of Planning and Growth, with the exception of reason for refusal 4, which would be deleted from Recommendation A."

The minutes of the meeting held on 17th August 2023 with the amendment were confirmed as a correct record and signed.

28. QUESTIONS UNDER COMMITTEE PROCEDURE 12.8

No questions were submitted.

29. DISCLOSURES OF PECUNIARY INTERESTS, AND OTHER REGISTRABLE AND NON-REGISTRABLE INTERESTS

The following disclosures were made:

- (i) by Councillor Fryer, in respect of planning application P/21/2676/2 (26E High Street, Quorn) as County Councillor for Quorn and was also a close friend of a resident living in an adjacent road to the location of the application. She confirmed that no discussions had taken place and that she came to the meeting with an open mind.
- (ii) by Councillor S. Forrest (Chair), in respect of planning application P/22/0126/2 (Rear of 149 Ashby Road, Shepshed) who, as Ward Councillor, had called-in the application and was speaking. She sat in the public gallery for the duration of the item.

30. AGENDA VARIANCE

RESOLVED that Item 5c (P/22/2229/2 – Land East of Iveshead Road, Shepshed) be considered later in the meeting and the order of applications to be considered be changed.

Reason

Councillor Robin Popley who had called the application in and would be speaking would be unable to arrive for the start of the meeting due to another commitment and travel time. The Committee considered it acceptable to delay the consideration of the item until his arrival.

Agenda items were subsequently considered in the following order:

- 5a – P/22/0126/2 – Rear of 149 Ashby Road, Loughborough;
- 5b – P/23/0191/2 – 97 Gynsill Lane, Anstey;
- 5d – P/21/2676/2 – 26E High Street, Quorn;

5c – P/22/2229/2 – Land East of Iveshead Road, Shepshed;
5e – P/22/1728/2 – Land South of Wymeswold Industrial Estate, Wymeswold Lane, Wymeswold.

31. PLANNING APPLICATIONS

Reports of the Head of Planning and Growth, setting out planning applications for P/22/0126/2, P/23/0191/2, P/21/2676/2, P/22/2229/2 and P/22/1728/2 were submitted (item 5 on the agenda filed with these minutes). An additional report in respect of applications P/22/0126/2, P/21/2676/2 and P/22/2229/2 was 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) Mr Alan Roberts (Objector) in respect of application P/22/0126/2;
- (ii) Mr Chris Garnett (Objector) in respect of application P/23/0191/2;
- (iii) Mr Jonathan Weekes (Agent) in respect of application P/23/0191/2;
- (iv) Dr Patrick Sims (Objector) in respect of application P/21/2676/2;
- (v) Ms Jacqueline Jackson (Agent) in respect of application P/21/2676/2;
- (vi) Mr Tom Armfield (Agent) in respect of application P/22/2229/2;
- (vii) Mr James Clark (Agent) in respect of application P/22/1728/2.

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 Sandra Forrest (on behalf of call-in) in respect of application P/22/0126/2;
- (ii) Councillor Deborah Taylor (on behalf of call-in) in respect of application P/23/0191/2;
- (iii) Councillor Lee Westley and Councillor Sarah Fox (on behalf of call-in) in respect of application P/21/2676/2;
- (iv) Councillor Robin Popley and Councillor Myriam Roberts (on behalf of call-in) in respect of application P/22/2229/2 .

There had been a mis-communication in terms of Ward Councillors speaking in respect of application P/21/2676/2 and the Chair and members of the Committee were in agreement for Councillor Fox to speak alongside Councillor Westley. Subsequently, Councillor Fox did not speak due to the shared allocated time with Councillor Westley coming to an end.

a) P/22/0126/2 – REAR OF 149 ASHBY ROAD, LOUGHBOROUGH

RESOLVED that in respect of application P/22/0126/2 (Rear of 149 Ashby Road, Loughborough) planning permission be granted subject to completion of a Section 106 agreement and planning conditions for the reasons set out in the report of the Head of Planning and Growth.

- b) P/23/0191/2 – 97 GYNSILL LANE, ANSTEY

This item had previously been considered and deferred at the Plans Committee meeting held on 17th August 2023. Councillor Nat Taylor was absent from the meeting on 17th August 2023 and therefore was unable to participate in the discussion or vote for this item at this meeting held on 21st September 2023. He sat in the public gallery for the duration of the item.

RESOLVED that in respect of application P/23/0191/2 (97 Gynsill Lane, Anstey) planning permission be granted subject to completion of a Section 106 agreement and planning conditions for the reasons set out in the report for 17th August 2023 and the associated 'Extras' report (Appendices A and B respectively set out in the agenda report pack for 21st September 2023).

The meeting was adjourned at the close of this item at 6.55pm for 10 minutes.

- c) P/22/2229/2 – LAND EAST OF IVESHEAD ROAD, SHEPSHED

RESOLVED that in respect of application P/22/2229/2 (Land East of Iveshead Road, Shepshead) planning permission be granted subject to completion of a Section 106 agreement and planning conditions for the reasons set out in the report of the Head of Planning and Growth.

- d) P/21/2676/2 – 26E HIGH STREET, QUORN

A typing error had been identified under the updates section of the Extras Report on page 3 for item 5d. There was a digit missing in the planning application number given with reference to access to the Planning Portal. The planning application number should have stated P/21/2676/2.

During the presentation of this item, the Principal Planning Officer gave a verbal update regarding two letters that had been received since the Extras Report had been published. The letters were in relation to the level of privacy for Quorn Court residents and the alleged inaccuracy in the applicant's statement regarding the number of households accessing Quorn Court and one of which contained objections that had already been lodged. Both letters stated that 16 dwellings, not 19 as stated in the applicant's letter reported in the Extras Report, used the existing driveway.

RESOLVED that in respect of application P/21/2676/2 (26E High Street, Quorn) planning permission be refused for the reasons set out in the report of the Head of Planning and Growth.

- e) P/22/1728/2 – LAND SOUTH OF WYMESWOLD INDUSTRIAL ESTATE,
WYMESWOLD LANE, WYMESWOLD

RESOLVED that in respect of application P/22/1728/2 (Land South of Wymeswold Industrial Estate, Wymeswold Lane, Wymeswold) planning permission be granted subject to completion of a Section 106 agreement and planning conditions for the reasons set out in the report of the Head of Planning and Growth.

32. LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS

A list of applications determined under powers delegated to officers for the period from 8th August 2023 to 11th September 2023 was submitted (item 6 on the agenda filed with these minutes).

NOTES:

1. No reference may be made to these minutes at the next ordinary Council meeting 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.