

COMMITTEE MINUTES

MINUTES OF THE PLANNING AND LICENSING COMMITTEE MEETING held on Monday 11 April 2016 at 7.30pm at the Village Hall, Station Road, Broughton Astley.

PRESENT: Cllrs G Brown, R Capewell, Mrs S Hendy, R Patrick, Mrs M Stell and M Swinfen

APOLOGIES: None

CLERK: Mrs N Elson

MINUTE NO.

807.16 **DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATIONS**

None were received.

Councillor Stell welcomed Stephen and Heather Beadle to the meeting. Members agreed to consider planning application 16/00119/OUT, 11A Leicester Road as the first agenda item, due to the two members of public in attendance.

16/00119/OUT

Applicant: Mr Clive Hudson

Location: 11A Leicester Road, Broughton Astley, Leicestershire LE9 6QE

Proposal: Erection of a dwelling and double garage including a double garage to serve existing dwelling (all matters reserved) (resubmission of 15/00979/OUT)

Mr Stephen Beadle, resident of Leicester Road, advised members of the history of the planning application at the above location. Mr Beadle suggested that in order to eliminate any doubt, the wording on the application should state "a maximum height of 4.20 metres" and not "a suggested height of 4.20 metres". Further to a discussion Members also agreed that all previous objections should be reiterated.

808.16 **RESOLVED: Members concurred with a statement suggested by Mr Beadle that the wording on the application should state "a maximum height of 4.20 metres" and not "a suggested height of 4.20 metres" for the avoidance of any doubt.**

20 July 2015 – 15/00979/OUT

After careful consideration the Parish Council object to this application with the following comments:

Broughton Astley Neighbourhood Plan Policy H3 Windfall and Back Land Development states "iii. In respect to back land and tandem development in gardens of existing properties; such developments will be resisted where they have the potential for loss of amenity of neighbouring properties; through loss of privacy, loss of daylight, visual intrusion by a building or structure, loss of car parking, loss of mature vegetation or landscape screening and additional traffic resulting from development." Members agreed that the development of a two

storey property in this location would result in the loss of amenity for neighbouring properties; including loss of privacy, loss of daylight, visual intrusion by a building and additional traffic resulting from development.

Also, there was a concern raised that the width of the access road to the proposed new development would not be sufficient for emergency vehicles given the distance to the highway frontage.

15 February 2016 – 16/00119/OUT

The Parish Council objects to this application, as there is a suggested finished height of 4.95m and Members would not support anything higher than the neighbouring property, known as Beesbrook.

Members also reiterated their previous comments from the meeting held on 20 July 2015, albeit noting that the description for this proposal was for a bungalow and not a two storey property.

Councillor Stell thanked Stephen and Heather Beadle for attending, prior to them leaving the meeting.

16/00062/OUT

Applicant: Mrs J Bailey

Location: Garden Centre Adjacent 80 Dunton Road, Broughton Astley, LE9 6NA

Proposal: Outline permission for the demolition of the existing garden centre buildings and erection of up to 11 dwellings.

809.16 **RESOLVED:** After a full and constructive discussion, Members had no objection to the application and furthermore made the following comments:

Although this is an isolated plot, it is an existing 'Brownfield' site with access to the main road, within a 30 mph speed limit and providing good visibility splay from the road. Members considered the flow of traffic from the site and concluded that this would be reduced compared to the current movement of traffic visiting the pre-existing Garden Centre.

The Broughton Astley Neighbourhood Plan Policy H3 Windfall and Backland Development allows for "i. small, well designed residential sites" to be built. Although this application exceeds five dwellings, it was considered by members that its status as a 'Brownfield' site was acceptable.

The impact on neighbouring properties is considered to be minimal and would not have any further negative impact and there would be no detrimental effect on the street scene.

The objections received from Property numbers 61 and 67b were reviewed with regard to flooding. At present, the site is covered with greenhouses and tarmac, which will be replaced with new properties. Gardens and street site infrastructure will improve the drainage.

Members also felt that the inclusion of three affordable houses on this site would assist towards the needs of the village.

16/00480/FUL

Applicant: Jelson
Location: Land East of Broughton Way, Broughton Astley, Leicestershire
Proposal: Erection of a car showroom and garage

- 810.16 **RESOLVED: After careful consideration Members had no objections to this planning application. The impact that the development would have on the existing local garages was felt to be limited. There was also the opportunity for increased employment opportunities and improved local facilities.**

16/00476/FUL

Applicant: Mr Keven Grout
Location: 21 Lea Close, Broughton Astley, Leicestershire LE9 6NW
Proposal: Erection of a first floor extension over garage and part single and part two storey rear extension

- 811.16 **RESOLVED: Members have no objection to this application after considering the impact on neighbouring properties and the materials to be used.**

- 812.16 **TO REVIEW THE DEPARTMENT FOR COMMUNITIES AND LOCAL GOVERNMENT (DCLG) PLANNING POLICY CONSULTATION**

Members had no comments.

- 813.16 **DECISIONS ON PLANNING APPLICATIONS**

Members noted the decision applicable to the following application:
16/00189/REM – 6 Leicester Road (Withdrawn)

- 814.16 **ENFORCEMENT CASES**

Members noted that no new enforcement cases had been reported to Harborough District Council's Planning Enforcement Team.

The meeting closed at 9.18pm

**DATE OF NEXT PLANNING AND LICENSING COMMITTEE MEETING
Monday 25 April 2016 at 7.30pm, to be held in the Astley Room.**