

## COMMITTEE MINUTES

Minutes of the Planning and Licensing Committee meeting held on 2 July 2018 at 7.30pm at the Village Hall, Station Road, Broughton Astley.

**PRESENT:** Councillor Mrs Stell, G Brown, R Patrick, M Swinfen, R Capewell, Mrs Hendy

**APOLOGIES:** None

**CLERK:** Mrs J Deacon

**ALSO IN ATTENDANCE:** David Bainbridge, Bidwells  
Helen Prangley, Davidsons Developments Limited

### MINUTE NO.

#### 1215.18 **DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATIONS**

None.

#### 1216.18 **PRESENTATION BY DAVIDSONS DEVELOPMENTS LIMITED**

Councillor Mrs Stell introduced the Planning Committee, welcomed David and Helen and asked that they present their reasons for attending the meeting.

David Bainbridge wished to take this opportunity of reintroducing Helen Prangley and himself. He confirmed they are looking to promote land for residential and commercial use and a plan was circulated showing the proposed area for development. He advised that initially it would be for 175 houses with a potential of between 500-600 houses within the 40 hectares but confirmed that they are aware that this land is in two Parishes.

Councillor Mrs Stell stressed that the Parish has always had concerns with the access onto Dunton Road and it would not cope with additional traffic from 500+ houses.

Councillor Mrs Stell confirmed that the Parish is currently reviewing its' Neighbourhood Plan but confirmed that it wasn't amending the number of development sites agreed within its proposal 2013-2028 as the Parish had already built way beyond its quota.

She reiterated that the existing development sites had originally been agreed by consulting Parishioners, allowing them to decide where the sites should be and this area of the Neighbourhood Plan is not being reviewed. There is no intention of adding any additional development sites and residents would strongly oppose any further developments until 2028.

Harborough District Council's Proposed Submission September 2017 states  
***“Broughton Astley was first identified as a Key Centre in the 2011 Harborough Core Strategy with the aim of broadening its retail, service and employment provision. A neighbourhood plan has been made which identified suitable sites and planning consents are now in place for retail and employment uses. The neighbourhood plan also allocates more than enough housing land to meet its needs”***

David Bainbridge pointed out that the Government's Planning Inspectorate would be issuing new guidelines in October/November which could impact on our Neighbourhood Plan. He understands that as a Parish we might not be in a position to agree but advised that additional developments in the past had been successful in demonstrating how a Neighbourhood Plan can work. For example, it doesn't necessarily have to be housing, it can be education, community use, commercial, a local centre or could be used as creative thinking to procure land for a primary school. This is the opportunity to discuss issues going forward.

Councillor Mrs Stell advised the Parish is not at that stage yet but when we are we would look to invite all developers for consultation to engage with our residents by carrying out a further survey of what they felt the Parish requires.

Councillor Mrs Hendy also pointed out the District Councillors were strongly opposing any further developments.

**18/00959/FUL**

Applicant: Mr and Mrs Buncher

Location: 10 Lea Close, Broughton Astley, Leicestershire

Proposal: Erection of two storey extensions to front and rear, conversion of loft and installation of dormer windows and rooflights

1127.18 **RESOLVED: Committee Members, after considering the plans, have the following concerns:**

- a) **that the size of the extension will have an overbearing effect on the street scene and will impact on neighbours;**
- b) **that daylight will be lost in the neighbouring property, number 11 Lea Close and possibly 121/123 Station Road;**

- c) that due to the different aspects of the extension which will be carried out simultaneously, care should be taken to ensure that disturbance is kept to a minimum and due consideration be given to neighbours who could be disturbed by the movement of construction traffic; and
- d) that there could possibly be structural damage to the neighbour's garage whilst the existing garage is removed.

Committee members are also concerned how this planning application will impact on the original design of the street.

**18/01044/NMA**

Applicant: Mr and Mrs J Reveley  
Location: 8 The Meadow, Broughton Astley, Leicestershire  
Proposal: Erection of rear porch (proposed non-material amendment to 18/00715/FUL)

1128.18 **RESOLVED: Committee Members noted the non-material amendments.**

1129.18 **DECISIONS ON PLANNING APPLICATIONS**

There were no planning decisions submitted by Harborough District Council this week.

1130.18 **ENFORCEMENT CASES**

It was noted that there had been one new enforcement case for Broughton Astley reported to Harborough District Council's Planning Enforcement Team.

The meeting closed at 8.45pm.

**DATE OF NEXT PLANNING AND LICENSING COMMITTEE MEETING  
16 July 2018 at 7.30pm, in the Astley Room.**