

COMMITTEE MINUTES

Minutes of the Planning and Licensing Committee meeting held on 3 December 2018 at 7.30pm at the Village Hall, Station Road, Broughton Astley.

PRESENT: Councillor Mrs Stell, R Patrick, R Capewell, G Brown

APOLOGIES: Councillor M Swinfen

CLERK: Mrs J Deacon

MINUTE NO.

1232.18 ATTENDANCE AND APOLOGIES

Apologies were received and accepted from Councillor Swinfen.

DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATIONS

None.

18/01899/FUL

Location: Witham Villa Riding Centre, Cosby Road, Broughton Astley, Leicestershire
Proposal: Erection of muck clamp and horse walker, extension to stables, demolition and replacement of toilet and tack room, demolition of stables and construction of simulator room, physio and lecture room

RESOLVED: Committee Members after carefully reviewing the plans, had no objections.

18/01906/FUL

Location: 74 Warwick Road, Broughton Astley, Leicestershire
Proposal: Erection of a first floor side extension

RESOLVED: Committee Members after considering the plans share the neighbour's concerns regarding the light but have no other objections as all materials match existing. It was noted that the side elevation has no windows.

18/01908/FUL

Location: 46 Warwick Road, Broughton Astley, Leicestershire
Proposal: Erection of a two storey side and single storey rear extension

RESOLVED: Committee Members feel there is no impact on the street scene but as the extension is to the boundary this may impact on light into the neighbouring property.

18/01929/FUL

Location: 11 Muncaster Close, Broughton Astley, Leicestershire
Proposal: Erection of a single storey rear extension

RESOLVED: Committee Members after carefully studying the planning application felt there was no impact on the street scene or neighbours and that all materials match existing so there were no objections.

18/01936/OUT

Location: Land West of Sutton Lane, Sutton in the Elms, Leicestershire
Proposal: Outline application for the erection of 9 dwellings with associated parking and external amenity space (access, appearance, layout and scale to be considered (revised scheme of 17/01646/OUT)

RESOLVED: The Parish Council strongly objects for the following reasons:

1. **The Broughton Astley Neighbourhood Plan (BANP) provides generously for its housing supply which exceeds the allocations required from the district.**

The **Harborough Local Plan 2011-2031 (Proposed Submission - September 2017)** acknowledges this when referring to Broughton Astley on page 25, 3.1.10 - where it 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”.

A considerable amount of housing along with a supermarket and employment units has already been completed.

2. **The BANP 3.1 HOUSING page 14 highlights that:**

“There is a need to provide a wider range of housing types in Broughton Astley, particularly family homes, starter homes and homes designed for older people (including bungalows)”.

This application of the 9 dwellings does not fit this need. There are plenty of larger homes already being built on the developments currently ongoing in Broughton Astley.

The Planning, Design & Access Statement

2.4 mentions affordable houses. Members consider that the size of the 3 bedroom houses with garages and 3 parking places cannot be described as affordable housing. On the supplementary information the 3 bedroomed houses are not listed as affordable but as Market Housing.

Any further development as referred to in this paragraph will increase the number of dwellings to 13 and a promise of affordable housing on a separate planning application is not a relevant reason to this application as the objections still remain, but if added will increase the number of houses from 9 to 14 thereby accentuating the size and inappropriate location of this site.

5.2 states "There are 2 bed bungalows for those who wish to downsize or who have mobility issues." They are not on this application!

3. The number of houses is overbearing being sited at the end of the village and the design and excessive size of the 5 and 6 bedroomed (3 storey) properties does not compliment the cottages and rural settlement, is not easily assimilated into its surroundings and visually will compromise the individuality, identity and character of Sutton in the Elms.
4. There have been two housing applications approved along Sutton Lane in 2016/17 for larger homes (application number 16/01703/OUT – 5 dwellings and 16/01914/OUT – 7 dwellings). If this application is added there will be a total of 21 dwellings being built. This represents an increase in housing of 34.4% and will have a huge impact on the size of Sutton in the Elms and the lives of the residents. The approval of these developments does not in any way support this application but adds to the unsuitability of this site.
5. This accumulation of houses will also generate a serious increase in traffic, noise, pollution and disturbance to the residents. On this site alone there is the potential for 27 extra cars. The two other sites could add another 19 vehicles. At the end of Sutton Lane there is also planning permission for 42 lodges and a fishing lake which will undoubtedly lead to even more traffic plus the movement of vehicles to and from the existing Go Kart Track.
6. Residents living in the cottages do not have garages or parking facilities and so they and their visitors have no choice but to park on the road. The road itself narrows making passing difficult and there is a lack of suitable footpaths. Sutton Lane has only one way out, so all traffic from this development will pass through the whole village to exit onto Broughton Way and then have to negotiate a difficult exit on a bend and incline. All this will be additional to the day to day movement of existing traffic at Sutton in the Elms. This will compromise the safety of all residents.
7. This development is not sustainable as it encourages the use of cars. Recent re-

routing of bus services has eliminated the use of some bus stops and residents of Sutton-in-the-Elms now have an increased walk so as to use public transport. Some services have also been cut or reduced. The use of a car is even more likely to occur.

This site is not a suitable location as it is too far from Broughton Astley village centre, public transport, schools and medical services.

8. Sutton in the Elms relies on Broughton Astley for its services and local facilities. Any increase in Sutton in the Elms will also affect Broughton Astley. The existing developments are already increasing demands on schools and medical facilities. Broughton Astley is accommodating over 500 extra dwellings and is already providing for the needs of its community.
9. This site has been used for landfill purposes. It has not been previously developed and is not a brownfield site as claimed by the applicants.
10. Members of the Planning Committee have read and support the objections raised by the residents of Sutton-in-the-Elms. This development does not provide for a mixed and balanced community and will do nothing to enhance or improve the lives of the residents. The reasons for refusal of the previous application for this site 17/01646/OUT still apply as the location, poor access to services, facilities and public transport confirm that the use of a car will be encouraged and that the development is unsustainable.

Committee Members questioned point 5.2 of the Design Statement which states there will be two bungalows. Supplementary Information sheet regarding affordable housing doesn't list bungalows. The Parish Council supports resident's objections.

Current bus route will encourage the use of more traffic due to the distance from this new development.

Hope you will refuse this application on the same grounds as before.

18/01942/FUL

Location: 8 Aland Gardens, Broughton Astley, Leicestershire
Proposal: Erection of Front Porch extension

RESOLVED: Committee Members had no objections as all materials match existing.

18/01949/FUL

Location: 14 Peregrine Road, Broughton Astley, Leicestershire
Proposal: Erection of a single storey front extension

RESOLVED: Committee Members have concerns that the side wall to the extension may be overbearing to the neighbouring property number 12.

DECISIONS ON PLANNING APPLICATIONS

The Members noted the decisions applicable to the following applications:

- 18/01365/PCD – Land Off Crowfoot Way – Approved
- 18/01406/PCD – Land Off Crowfoot Way – Approved
- 18/01467/FUL – Land Rear of 124 and 126 Station Road – Approved (C)
- 18/01537/FUL – 12 Eagle Close – Approved (C)
- 18/01514/FUL – 2 Speedwell Drive – Approved (C)
- 18/01552/PDN – Leire Turn Farm, Leire Lane – Deemed Approved (C)
- 18/01594/FUL – 20 Peregrine Road – Approved (C)

ENFORCEMENT CASES

None.

Closed at 9.10pm.

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