

COMMITTEE MINUTES

Minutes of the Planning and Licensing Committee meeting held on 7 January 2019 at 7.00pm at the Village Hall, Station Road, Broughton Astley.

PRESENT: Councillors Mrs Stell, Swinfen, Patrick, Capewell, Brown

APOLOGIES: None

CLERK: Mrs J Deacon

ALSO IN ATTENDANCE: Mr Lance Wiggins
Resident of Dunton Road

MINUTE NO.

1248.19 **DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATIONS**

None.

1249.19 **PRESENTATION BY MR LANCE WIGGINS – PLANNING APPLICATION – COVENTRY ROAD**

Mr Wiggins wished to update the Parish Council regarding Site E of the Neighbourhood Plan. He advised that Brackley Property Development and himself are in the process of preparing a planning application for submission to Harborough District Council around March time.

He advised that the consultants have been carrying out several surveys on ground works, ecology, trees and traffic to ensure all aspects around the site have been investigated. Mr Wiggins presented the Committee with a copy of their current proposal and confirmed that these plans are entirely compliant with Broughton Astley Parish Council's Neighbourhood Plan.

The site proposes to offer commercial units in a range of sizes to assist different occupiers with one of the accesses to serve this side of the site. Councillor Mrs Stell requested that adequate parking is provided to cater for the number of people working on site. The site will also provide leisure related use and he confirmed they are currently looking at options for a cinema, ice rink or bowling alley but this is still to be determined.

5 units are to be accessible to restaurants, cafes and possible drive through units. B1 – 25,000 sq feet will be for office employment uses as set out in the Neighbourhood Plan.

Mr Wiggins also confirmed that they are looking to provide some form of Health Care facility, possibly a Dentist. He also confirmed that there will be a Children's Nursery to provide those working on site the option to drop off/pick up without causing any additional traffic on Coventry Road.

A question was raised about disabled parking and Mr Wiggins confirmed this will be something they look at before finalising the plan but the current layout is to LCC parking standards.

Councillor Mrs Stell advised that a planning application had recently been approved for food units on Devitt Way. Additional health facilities like a Dentist or Drop-in Centre might be viable and a nursery would be welcomed. Leisure facilities would depend on what is intended as the Parish Council wouldn't want it to conflict with our new Leisure Centre.

Councillor Swinfen highlighted the need for a pedestrianised connection between the area with a possible cycle route alongside.

Councillor Mrs Stell enquired whether a pedestrian crossing will be installed for those wishing to access the site on foot. Mr Wiggins advised that they have been modelling the traffic movement to take account of the effect it will have on the traffic flow and that this was being discussed in-depth with Highways. All other issues will be discussed once the model on traffic has been agreed but confirmed he will make provision in case the bus route changes. Councillor Swinfen questioned whether speed restrictions may need to be changed. Councillor Mrs Stell asked whether provision for a cycle path could be addressed to connect any future extension along Broughton Way.

Mr Lance Wiggins left the meeting at 7.35pm.

18/02042/CLU

Location: 10 Willsmer Close, Broughton Astley, Leicestershire

Proposal: Certificate of Lawfulness of proposed single storey rear extension, part garage conversion, alterations to porch and internal alterations

1250.19 **RESOLVED: The Planning Committee noted the Certificate of Lawfulness.**

18/02044/FUL

Location: 21 Orchid Place, Broughton Astley, Leicestershire

Proposal: Erection of a single storey side extension

1251.19 **RESOLVED: Committee Members noted that the materials match existing and would have no impact on the street scene or neighbours so, therefore, have no objections to the proposed application.**

18/02060/FUL

Location: 10 Kenilworth Close, Broughton Astley, Leicestershire
Proposal: Erection of a ground floor extension to the front elevation and partial conversion of garage to provide habitable accommodation

1252.19 **RESOLVED: Committee Members have no objections to the above planning application as all materials match existing and there is no impact on the street scene or neighbours.**

18/02096/FUL

Location: 18 Bramley Close, Broughton Astley, Leicestershire
Proposal: Erection of a dwelling

1253.19 **RESOLVED: Committee Members, after considering the proposed plans, had no objections as there is no impact on the neighbours and materials match existing. However, due care needs to be taken during construction so that the footpath used by school children adjacent to the site is not compromised.**

18/02108/FUL

Location: 53 Dunton Road, Broughton Astley, Leicestershire
Proposal: Erection of a 1.5 storey dwelling

1254.19 **RESOLVED: Committee Members, after considering the proposed plans, explained to the resident the history of Dunton Road and the amount of traffic noise that has created problems throughout the years. The Parish Council has always, and will continue to, object due to the access onto Dunton Road in order to support those residents who have objected in the past.**

The Committee could see no impact on the street scene or neighbours but noted that there are some trees that will need to be felled so advised the resident to seek guidance from Harborough District Council to ensure those trees being removed aren't protected.

1255.19 **DECISIONS ON PLANNING APPLICATIONS**

To note those decisions where the Planning and Licensing Committee has commented upon applications:

18/01757/CLU – 45 Geveze Way – Permitted Development

1256.19 **ENFORCEMENT CASES**

None.

The meeting closed at 8.25pm

**DATE OF NEXT PLANNING AND LICENSING COMMITTEE MEETING
21 January 2019 at 7.30pm, in the Astley Room.**

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