

COMMITTEE MINUTES

Minutes of the Planning Committee meeting held on Monday 29 November 2021 @ 7.30pm

PRESENT: Councillors Mrs Stell, Brown, Davis, Patrick, Swinfen
APOLOGIES: Councillor Mrs Fothergill
CLERK: Mrs J Deacon

MINUTE NO.

1718.21 ATTENDANCE AND APOLOGIES

Apologies were received and accepted from Councillor Mrs Fothergill

1719.21 DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATIONS

None.

1720.21 PUBLIC FORUM

No members of the public were present.

21/01320/OUT

Location: 33 Dunton Road, Broughton Astley, Leicestershire

Proposal: Outline application for the demolition of existing dwelling and commercial buildings and for the erection of nine dwellings (access to be considered)

1721.21 **RESOLVED:** Following on from observations made at Planning Committee on 12 August 2021 we continue to object as the amended plans show no improvements to the access and highway safety. Members have grave concerns with regards to the 'revised swept path analysis' as it does not account for parked vehicles. This is a dangerous location to potentially have an additional 23 cars exiting particularly as the gradient is high and on a bend.

The number of proposed dwellings is excessive and we would like to refer to our Neighbourhood Plan which states under '3.4 Windfall and Backland Development ii) that in principle development will be supported on sites of less than 5 dwellings on previously developed land'

Members are concerned with how much of the ditch will be cleared and would like to know where the excess surface water will go if permitted to drain into the ditch.

Parking provision is inadequate, and the Planning Committee do not believe that the Developer has listened to our concerns or residents and, therefore, would support their objections.

21/01756/VAC

Location: 46 Old Mill Road, Broughton Astley, Leicestershire

Proposal: Variation of condition – to change roof lights to dormers, solar panels & material change to roof tile

- 1722.21 **RESOLVED: The Planning Committee, having observed photographs of the dormer windows already installed on this 3 storey property supports residents' objections. If approved they would create an invasion of privacy. The Planning Committee would like to see the dormer windows removed and the rooflights reinstated as approved under the original planning application 21/00255/FUL.**

21/01872/FUL

Location: Land Rear Of 124-126 Station Road, Broughton Astley, Leicestershire

Proposal: Erection of a detached bungalow (resubmission of 18/01467/FUL)

- 1723.21 **RESOLVED: Committee Members continue to object as yet another site would need to access a very busy road with cars parked on either side causing obstruction. If approved this would have an accumulative detrimental impact on an already congested area.**

21/01916/FUL

Location: 6 Cotton Close, Broughton Astley, Leicestershire

Proposal: Erection of a part single, part two storey side extension

- 1724.21 **RESOLVED: No Objections.**

21/01975/OUT

Location: Land North of Broughton Way, Broughton Astley, Leicestershire

Proposal: Outline application for the erection of 34 dwellings (access to be considered)

- 1725.21 **RESOLVED: Planning Committee wish to strongly object for the following reasons:**

- i) **this site is not allocated for development in our Neighbourhood Plan.**
- ii) **We would refer to 3.10 Area of Separation 'an area of separation lying to the north of Broughton Way and east of Sutton Lane, and amounting to approximately 7 ha of agricultural grazing land will be maintained between the two settlements of Broughton Astley and Sutton in the Elms. Developments which would detract from the open character of this area or reduce the visual separation of Broughton Astley and Sutton in the Elms should not be permitted' 'this area of separation is desirable in order to ensure that the identity and distinctiveness of the settlement is retained'**
- iii) **This development, if approved, would create a dangerous access/exit onto the already busy B581.**
- iv) **We would also refer to the Harborough Local Plan**

3.1.10 – Sustainable Settlements

'Broughton Astley was first identified as a Key Centre in 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'

4.11.3 – Areas of Separation

The prevention of coalescence has already seen the designation of Areas of Separation in 'made' Neighbourhood Plans. Policy EH2 of the Broughton Astley Neighbourhood Plan 2014 prevents the merging of Sutton in The Elms and Broughton Astley.

21/02017/FUL

Location: 16 Pinel Close, Broughton Astley, Leicestershire

Proposal: Erection of a single storey side and rear extension

1726.21 **RESOLVED: No objections.**

1727.21 **DECISIONS ON PLANNING APPLICATIONS**

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

21/01494/FUL – 30 Main Street – demolition of rear extension, erection of single storey side and rear – Approved (C)

21/01580/FUL - 1 Kite Close – erection of single storey side extension – Approved (C)

21/01630/ADV - 1a Devitt Way – installation of 1x internally illuminated fascia sign – Approved (C)

21/01631/ADV - 3 Devitt Way - installation of 1x internally illuminated fascia sign – Approved (C)

21/01650/CLU - 3 Queen Elizabeth Cres – certificate of lawfulness – proposed development – erection of single storey rear extension – Permitted

21/01660/FUL - 17 Muncaster Close – erection of single storey rear & side extension – Approved (C)

21/01451/PCD - Garden Centre – Discharge of Conditions – 6, 7, 8,9,10,11 & 12 – Approved (C)

21/01501/FUL - 49 Coventry Road – Erection of 1.5 storey side & rear, single storey front extension – Approved (C)

21/01668/FUL - 11 Farleigh Close – erection of single storey – Approved (C)

21/01929/NMA - 17 Gorham Rise – change of materials brickwork to render – Approved (C)

1728.21 **ENFORCEMENT CASES**

It was noted that there had been no new enforcement cases for Broughton Astley reported to Harborough District Council's Planning Enforcement Team.

1729.21 **TO CONSIDER MATTERS RELATING TO THE NEIGHBOURHOOD PLAN**

Councillor Mrs Stell had nothing to report this month.

The meeting closed at 9.05pm.

**DATE OF NEXT PLANNING AND LICENSING COMMITTEE MEETING
10 January 2022 @ 7.30pm in the Cottage.**

DRAFT