

COMMITTEE MINUTES

MINUTES OF THE PLANNING AND LICENSING COMMITTEE MEETING held on Monday 3 August 2015 at 8.00pm in the Astley Room at the Village Hall, Station Road, Broughton Astley.

PRESENT: Cllrs G Brown, R H Capewell, L R Patrick and M Stell

APOLOGIES: Cllr M Swinfen

CLERK: Mrs A Wood

MINUTE NO.

716.15 **DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATIONS**
None were received.

15/01030/FUL

Applicant: Mr Deberex

Location: 14 Merton Close, Broughton Astley, Leicestershire LE9 6QP

Proposal: Erection of two storey side extension including front pitch roof

717.15 **RESOLVED: After careful consideration of the impact on neighbouring properties, the materials to be used and the siting of the proposed extension the Parish Council has no objection to this application.**

15/01052/FUL

Applicant: Mr John Massy

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

Proposal: Erection of a detached bungalow

718.15 **RESOLVED: The Parish Council strongly objects to this application and reiterates its previously submitted comments:**

1. This application will continue to encourage future backland developments of neighbouring rear gardens;
2. This development will increase the amount of traffic on an already busy road within close proximity to two bus stops, school bus collection/drop off points and is located very near to a very busy post office/general store with no car park. There have already been incidents of children being knocked over by vehicles as they try to cross a main road with no crossing provision and the Parish Council are concerned that it will only be a matter of time before a much more serious incident occurs;
3. The Parish Council also raise concerns that developers are avoiding having to provide either affordable housing or a S106 agreement by putting in applications for two or three houses at a time instead of the whole number of proposed dwellings; and
4. The Parish Council are aware that a number of backland developments are being approved within their Parish. They are concerned that no additional infrastructure is in place to support these extra houses and families as they

are being built two or three at a time and at different times so that they appear to have no impact on the village. If all the backland developments were taken into consideration the effect would be that of a small housing development.

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 property in this location would result in the loss of amenity for neighbouring properties and additional traffic.

15/01074/FUL

Applicant: E A Lovatt & Son

Location: Land Off Fosse Way, Broughton Astley, Leicestershire

Proposal: Erection of a three bay storage clamp to store agricultural crops

719.15 **RESOLVED: Members commented that the application was for storage and the size was in keeping with the proposed requirements.**

Members noted that planning application 15/00953/FUL had been considered at the previous Planning & Licensing Committee meeting, held on Monday 20 July 2015.

720.15 **DECISIONS ON PLANNING APPLICATIONS**

The members noted the decisions applicable to the following applications:

15/00781/ADV – 136 Station Road (Approve (C))

15/00843/OUT – 6 Leicester Road (Approve (C))

15/00872/AGR – Land at Elms Farm (Permission Not Required)

15/00779/PCD – 36 Dunton Road (Approve)

15/00913/FUL – 4 Kite Close (Approve (C))

15/00914/FUL – 22 The Fieldway (Refuse)

15/00925/FUL – 74 Warwick Road (Approve (C))

Members were reminded that the Draft Statement of Licensing Policy consultation had been issued by Harborough District Council (HDC) for comments and had been circulated electronically to members for consideration.

721.15 **RESOLVED: Members to forward any comments to the Deputy Clerk by Friday 7 August 2015 for submission to HDC by the consultation deadline of 17 August 2015. As requested, a final version of the policy document will be circulated to members for their records.**

The meeting closed at 8.36pm

DATE OF NEXT PLANNING AND LICENSING COMMITTEE MEETING

Monday 17 August 2015 at 7.30pm, to be held in the Astley Room.