

## COMMITTEE MINUTES

MINUTES OF THE PLANNING AND LICENSING COMMITTEE MEETING held on Monday 9 March 2015 at 7.30pm in the Sutton Lounge at the Village Hall, Station Road, Broughton Astley.

**PRESENT:** Cllrs M Stell, M Swinfen, G Brown, C Porter and L R Patrick

**APOLOGIES:** Cllr R Capewell

**CLERK:** Mrs R Garratt

MINUTE NO.

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

### OBSERVATIONS ON PLANNING APPLICATIONS

#### 15/00163/FUL

Applicant: Mr Daniel Kitching  
Location: 17 Primethorpe Walk, Broughton Astley, Leicestershire LE9 6RJ  
Proposal: Erection of a shed (retrospective)

653.15 **RESOLVED:** After careful consideration of the building materials to be used, positioning of the windows and doors and the appearance of the proposed structure the Parish Council has no objection to this application.

The application refers to the erection of a shed however proposed plans show a change to the roof and double doors of the existing rear extension. The Committee would like clarification on whether this is to be included in the proposal and therefore considered by the Parish Council.

#### 15/00174/FUL

Applicant: Mr & Mrs Gavin Smith  
Location: 3 Sutton Lane, Sutton In The Elms, Broughton Astley LE9 6QF  
Proposal: Demolition of existing dwelling and erection of bungalow.

654.15 **RESOLVED:** The Committee considered the change in footprint, layout and positioning of the proposed bungalow and concluded that the impact on neighbours would be minimal. After further consideration of plot size, provision for parking and view from the highway the Parish Council has no objections to this application.

#### 15/00204/FUL

Applicant: Mrs Sylvia Tanser  
Location: 2 Benford Gardens, Broughton Astley, Leicestershire LE9 6WW  
Proposal: Erection of single storey front, side and rear extensions.

655.15 **RESOLVED: After careful consideration of space available, location of and impact on neighbours, materials to be used and access to the rear of the property via the side extension, the Parish Council has no objection to this application.**

**15/01727/FUL**

Applicant: Ms Ann-Marie Willett, College Manager  
Location: Thomas Estley Community College, Broughton Astley, Leicestershire  
Proposal: Erection of a sports hall building and a classroom block building including air source heat pumps and photovoltaic panels.

656.15 **RESOLVED:**

In light of Sport England's comments on the application, the Parish Council would like to add the following comments.

A site for a new centrally located community and leisure facility is allocated in the Broughton Astley Neighbourhood Plan (BANP). The site and facility has been chosen as a result of consultations and surveys with the residents of Broughton Astley. A development at Thomas Estley College would jeopardise this vision and expectation of the community.

It was always in the NP that local schools would have use of the building during school hours. As stated in the Development and Requirements Policy, Page 35 of the BANP, 3.15.1 (5.) *The southern side of the Broughton Way, Site B amounting to an area of 4.3 ha is allocated for the construction of a community leisure facilities with **supporting car parking** and associated open space. This site is considered to be the most suitable in the village for community facilities, due to its proximity to the Community College; providing the **opportunity of joint usage.** (Policy L1)*

Policy L1, Page 22 of the BANP also states, "*Site 1B is allocated for a centrally located community and leisure facility which will provide a minimum 4-court sports hall, gym and dance facilities, all-weather pitch, changing facilities, meeting rooms and associated administration and parking facilities for the benefit **of all the community.**"*

To deliver this project Broughton Astley Parish Council allocated land for housing development in excess of the required quota in order to secure additional funding for community facilities. This was understood and accepted by residents and was supported by their overwhelming response in the referendum of the BANP.

The plans for a community leisure facility will also include a gym, dance facilities, changing facilities, meeting rooms and associated administration and parking facilities. These will be available for use throughout the day, evenings and at weekends, including during school holidays. A 4-court facility at Thomas Estley would not deliver the same level of service and would not be as accessible.

The Parish Council previously commented on the parking in the vicinity of Thomas Estley. At present Thomas Estley is unable to provide adequate parking facilities without any future increase in student and staff numbers.

Access to Thomas Estley which is shared with Old Mill Primary School is particularly bad during school hours. Staff and visitors park in the Village Hall car park restricting its use for bona fide users. Access is also needed by TELA students, after school clubs, Home Start users and Birkett House pupils and staff. Parents parking before and after school

cause major disruption along Station Road and in neighbouring streets as a result of the shortage in parking facilities. Road safety has been an issue here for at least 30 years. Construction traffic for the proposed development would also increase the issues highlighted. In comparison the site allocated in the BANP provides supporting car parking to the facility.

Residents of Broughton Astley have been consulted during the process of the creation and adoption of the BANP. They have not been consulted on the provision of this application and how it would affect community leisure.

657.15 **High Court Judgement – Crane vs SoS and HDC**

The Committee discussed the positive outcome of the hearing and the High Court Judgement to refuse the application for 111 properties at Crowfoot Way. Members noted the importance and strength of the Neighbourhood Plan in the case against the Claimant.

658.15 **Matters Relating to the Neighbourhood Plan**

Cllr Porter suggested the possible need to review the Neighbourhood Plan and requested that this be an agenda item for the next Planning and Licencing Meeting.

Cllr Stell is to confirm this for the next meeting.

659.15 **Decisions on Planning Applications**

The Members noted the decisions applicable to the following applications:

14/01501/FUL – The Stables (Refuse)

14/01698/CLU – 5 Streamside Close (Withdrawn)

14/01709/PDN – Leire Turn Farm (Approve (C))

14/01726/FUL – 10 Fallow Close (Approve (C))

14/01739/FUL – 2 Cromford Way (Approve (C))

The meeting closed at 9.00pm

**DATE OF NEXT PLANNING AND LICENSING COMMITTEE MEETING**

Monday 16 March 2015 at 7.30pm