

COMMITTEE MINUTES

Minutes of the Planning Committee meeting held on 1 February 2021 @ 7.30pm using Zoom video and web conferencing software as permitted under the Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020.

PRESENT: Councillors Brown, Mrs Stell, Patrick, Davis, Shipman

APOLOGIES: Councillor Swinfen

CLERK: Mrs J Deacon

MINUTE NO.

1571.21 **ATTENDANCE AND APOLOGIES**

Apologies were received and accepted by Councillor Swinfen.

1572.21 **DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATIONS**

None.

20/02010/VAC

Location: Land At Sutton Lane, Sutton in the Elms, Broughton Astley, Leicestershire

Proposal: Variation of Condition 1 (permitted plans) 18/00272/REM to amend design to plot 5

1573.21 **RESOLVED: Noted.**

20/02079/FUL

Location: Sutton Farm House, 69 Sutton Lane, Sutton in the Elms, Broughton Leicestershir

Proposal: Erection of a single storey extension to front

1574.21 **RESOLVED: No objections.**

21/00022/FUL

Location: 18 Old Mill Road, Broughton Astley, Leicestershire

Proposal: Erection of first floor rear/side extension

1575.21 **RESOLVED: Members can see no impact on the street scene or neighbours, so no objections were raised.**

21/00089/VAC

Location: Sutton Circuits, Sutton Lane, Sutton in the Elms, Broughton Astley
Proposal: Variation of Condition 10 (opening times) 12 (deliveries) 18 (occupation) and 20 (managers accommodation) and Removal of Condition 13 (retail use) of 14/00495/REM in order to facilitate the site as a retirement lodge park

1576.21 **RESOLVED: Members wish to object to the above Variation of Conditions to Planning Application 14/00495/REM. This application was strongly objected to in May and July 2014 as Members were concerned that the chalets could be used for permanent residence and that the volume of traffic accessing this site would impact greatly on residents.**

Committee Members although aware that this planning application has been approved wish to object to 21/00089/VAC for the following reasons:

1. This site is not in the Broughton Astley Neighbourhood Plan 2013-2028.

The Neighbourhood Plan provided for over 500 homes which is over and above the quota of 400 which was allocated by Harborough District Council. 3.1.10 of Harborough Local Plan 2011 to 2031 referring to Broughton Astley states "*The Neighbourhood Plan also allocates more than enough housing land to meet its needs*"

2. In answer to Variation of Condition 18 (occupation) 21/00089/VAC

The previous Planning Application 11/00806/ETC Decision Notice stated in Condition 18

"the holiday cottages shall be for holiday purposes only, no lodge shall be occupied as a person's sole or main residence'. The occupation of the lodges shall be for holiday purposes only; no lodge shall be occupied as a person's sole or main residence. The site owners/operators shall maintain an up-to-date register of the name/s of the owners/occupiers of individual lodges on the site, and their main home address, and shall make this information available upon request at all reasonable times to officers of the Local Planning Authority.

Reason: To prevent otherwise unrestricted residential development in the open countryside, to support tourism objectives, to ensure the use remains compatible with the surrounding area and would not have a significant harmful effect on the countryside and to accord with Policies JNII , EV15 and LR/14 of the Harborough District Local Plan. An unrestricted development of dwellings for permanent occupation on this site, which lies outside a sustainable settlement, would not be permitted".

3. Traffic/Highway

There is only one access to the settlement. At present there is traffic to existing dwellings, the golf course, Nursing Home, Baptist Church, local Farms, the Barn (employment) and the go karting site.

A further 11 new houses have been built since application 14/00495/REM was approved and Members are concerned with the volume of additional traffic this development would create due to its location at the edge of the settlement.

If approved the change of delivery times will impact on the residents of Sutton in the Elms as the extended times from 7.00am – 9.00pm and weekends will affect the quiet rural location of this hamlet. The increase in delivery hours for this application is unacceptable due to the long hours especially at weekends and bank holidays.

4. Sustainability

The bus service has been reduced and now the nearest bus stop is further away from Sutton in the Elms. This development means that residents will have too far to walk to the village amenities and encourages the use of the car.

Harborough Local Plan 2011-2031 Local Plan Objective 10. Transport: *Provide greater opportunities to reduce car use, thereby reducing the impacts of road traffic on local communities, the environment and air quality, by locating development where there is good access to jobs, services and facilities, and by supporting improvements in public transport, walking and cycling networks and facilities.*

5. Impact on Sutton in the Elms

Harborough Local Plan 2011 -2031 Local Plan Objective 7. Historic environment: *Protect and enhance the character, distinctiveness and historic significance of settlements and their wider landscape and townscape settings, thereby recognising the important contribution that heritage assets and their settings make to securing a high quality public realm and supporting tourism and the economy.*

Sutton in the Elms is part of Broughton Astley but is detached from it by the B581 (Broughton Way) with only one access point, thereby creating its own character and distinctiveness. When travelling along Sutton Lane (formally Leicester Road) the housing density decreases and becomes enveloped by the countryside. To allow this development for residential occupancy would enable the remaining green fields between this site and the current settlement to become infill sites. This encroachment into the countryside would change the small settlement and destroy its character and distinctiveness.

1577.21 DECISIONS ON PLANNING APPLICATIONS

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

19/00856/OUT – Broughton Astley Golf Complex – Outline Planning for Mixed Used Development – Approved (C)

20/01615/NOT – 48 Speedwell Drive – notification to determine if prior approval needed – Approved (C)

20/01795/FUL – 56 Six Acres – erection of porch, single storey rear extension – Approved (C)

20/01759/FUL – 16 Eagle Close – erection of single storey front and side extension – Approved (C)

20/01841/FUL – Field View – erection of a storage building – refused 20/01853/FUL – 1 Bodycote Close – erection of single storey rear/side extension – Approved (C)

1578.21 **ENFORCEMENT CASES**

It was noted that there had been one new enforcement case for Broughton Astley reported to Harborough District Council's Planning Enforcement Team and the Chair requested the Clerk ask HDC for a copy of the reported outcome.

1579.21 **TO CONSIDER MATTERS RELATING TO THE NEIGHBOURHOOD PLAN**

Currently on hold.

Meeting closed at 8.45pm

DATE OF NEXT PLANNING AND LICENSING COMMITTEE MEETING 1 March 2021
@ 7.30pm to be held by Zoom video and web conferencing software as permitted under the Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meeting (England and Wales) Regulations 2020.