

## **PLANNING COMMITTEE**

Minutes of a meeting held at the Council Offices, Narborough

**THURSDAY, 2 MARCH 2017**

Present:-

Cllr. David Findlay (Chairman)  
Cllr. David Clements (Vice-Chairman)

Cllr. Sharon Coe  
Cllr. Chris Frost  
Cllr. David Jennings

Cllr. Christine Merrill  
Cllr. Phil Moitt  
Cllr. Les Phillimore

Cllr. Louise Richardson  
Cllr. Ben Taylor  
Cllr. Bill Wright

### **Officers present:-**

Mrs Cat Hartley	-	Planning & Economic Development Group Manager
Miss Kristy Ingles	-	Development Services Manager
Mr Ian Davies	-	Deputy Development Services Manager
Mr Daniel Ingram	-	Senior Planning Officer
Mr David Gould	-	Senior Environmental Health Officer
Mr James Edmondston	-	Democratic & Scrutiny Services Officer

### **267. DISCLOSURES OF INTEREST**

**Cllr Les Phillimore** - 16/0216/OUT - Land south of Cambridge Road  
Cosby

- |                            |   |                                                                                  |
|----------------------------|---|----------------------------------------------------------------------------------|
| Nature of Interest         | - | Non Pecuniary                                                                    |
| Extent of Interest         | - | Ward Member of Cosby & South Whetstone, and Whetstone & Cosby Parish Councillor. |
| <b>Cllr Les Phillimore</b> | - | 16/1403/FUL – Land off Countesthorpe Road Whetstone                              |
| Nature of Interest         | - | Non Pecuniary                                                                    |
| Extent of Interest         | - | Ward Member of Cosby & South Whetstone, and Whetstone & Cosby Parish Councillor. |
| <b>Cllr Sharon Coe</b>     | - | 16/0216/OUT - Land south of Cambridge Road Cosby                                 |
| Nature of Interest         | - | Non Pecuniary                                                                    |
| Extent of Interest         | - | Ward Member of North whetstone, and officer of Whetstone Parish Council.         |

**268. MINUTES**

The minutes of the meetings held on 5 January 2017 as circulated, were approved and signed as a correct record

**269. APPLICATIONS FOR DETERMINATION**

Considered – Report of the Development Services Manager.

The Chairman of the committee announced that the agenda had been re-arranged, with application 16/1403/FUL being considered first.

**16/1403/FUL**

**Mr Martin McCarthy**

**Change of use of land for siting of 2 Gypsy caravans.  
Land Off Countesthorpe Road, Whetstone.**

**DECISION:**

**That the application be refused as per the Officer recommendation for the following reasons:**

1. Despite being requested, the applicant has failed to provide the District

Council with sufficient information regarding noise and air quality assessments. As such, the District Planning Authority cannot safely determine whether the establishment of a Gypsy site in this location would not result in the occupants being adversely affected by undue noise and low air quality from the adjoining M1 motorway. Without this information, it cannot be concluded that the proposal complies with the aims of Policy CS9 of the Blaby District Local Plan (Core Strategy) Development Plan Document (2013).

2. Despite being requested, the applicant has failed to provide the District Council with information to demonstrate that the existing water supply meets the minimum standards for domestic properties. Furthermore, the District Council has also not been provided with information demonstrating that the existing Klargestep septic tank is suitable for its proposed use and information as to its maintenance. Accordingly, the District Council cannot safely conclude that the site will be adequately served by the appropriate services and infrastructure needed to comply with Policy CS9 of the Blaby District Local Plan (Core Strategy) Development Plan Document (2013).
3. Despite being requested, the applicant has failed to provide the District Planning Authority with a detailed plan of the access, showing vehicle tracking to demonstrate that safe and suitable access can be achieved for the vehicle type associated with the proposed use. As such, the District Planning Authority cannot safely determine whether the proposal complies with the County Council's current Highways design guidance and that this proposal would not cause significant harm to highways safety, thus being contrary to Policy CS9 of the Blaby District Local Plan (Core Strategy) Development Plan Document (2013).

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**16/0216/OUT**

**Mr J Hewitt**

**Proposed residential development of up to 180 dwellings, including access (outline).**

**Land South Of Cambridge Road, Cosby.**

Public Speaking

Persuant to Part 4, Section 7 of the council's Constitution in relation to public rights in participation in planning applications, the Chairman allowed the following to give a 5 minute presentation:

- Mr Mark Sitch – Agent on behalf of the applicant

## **DECISION:**

**That the application be permitted, per the Officer recommendation, subject to the Applicants entering into a Section 106 agreement to secure the following:**

1. 25% Affordable Housing Contribution.
2. The provision of open space within the scheme and a requirement to offer it up for adoption once complete with a 20 year maintenance contribution. If the open space is not adopted by the Parish Council the land is to be maintained by a management company.
3. A contribution towards secondary education provision.
4. A contribution towards library facilities.
5. A contribution towards air quality monitoring.
6. S106 Monitoring contributions – District and County Councils.
7. The provision of 2 new bus stops along Cambridge Road to include – raised and dropped kerbs, information display cases, bus shelters and real time information displays.
8. 6 month bus passes for occupiers (2 application forms to be included in each Travel Pack and funded by the developer).
9. Travel pack for each dwelling to inform new residents and employees from first occupation what sustainable travel choices are in the surrounding area.
10. The provision of a footway link extension along Cambridge Road.
11. The provision of a pedestrian crossing for Cambridge Road.

**And subject to the imposition of the following conditions:**

1. Statutory outline time condition.
2. Reserved Matters details to be submitted.
3. In accordance with approved plans.
4. Details of bund to be submitted and approved.
5. A requirement to provide an appropriate mix of affordable and market housing in accordance with adopted SPD
6. Materials details to be submitted and approved.
7. Details of finished floor levels.
8. Landscaping Scheme to be agreed which includes the retention, protection and management of the hedge along Cambridge Road between no 57 and the M1 motorway and along the eastern boundary of the M1 motorway. Planting to the southern part of site and adjacent to eastern boundary to be of locally native species.
9. Approved Landscaping Scheme to be implemented.
10. Details of protection of existing trees and vegetation.
11. Clearance of vegetation to take place outside of the bird nesting season (March – July) inclusive.
12. A requirement to submit an updated badger survey prior to submission

- of reserved matters
13. The submission and approval of a foul drainage scheme.
  14. A requirement to submit a Construction Method Statement.
  15. The submission of a detailed scheme for the access, footway extension and traffic calming.
  16. The submission of a detailed scheme for a pedestrian crossing.
  17. Details of development to comply with LCC design standards.
  18. The submission of a Phase 2 Geo-Environmental Assessment Report.
  19. The submission of a Verification Report.
  20. The submission of a Sound Insulation Scheme for the dwelling(s) and associated private garden(s).
  21. The submission of a Written Scheme of Archaeological Investigation and carrying out of work.
  22. The reserved matters scheme should comply with the principles of BFL12 and be accompanied by a BFL12 assessment.
  23. The submission and approval of a surface water drainage scheme to include the utilisation of sustainable drainage techniques.
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**16/1184/VAR**

**Mr Stubbley**

**Variation of condition 2 of 13/0627/1/PY to allow the siting of 2 additional touring caravans within existing residential gypsy caravan site.  
Rose Paddock, Hinckley Road, Leicester Forest West.**

Members were advised that this application had been withdrawn by the applicant, prior to the committee meeting.

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**16/1330/FUL**

**Mr W Glennon**

**Erection of 7 dwellings with associated access, vehicle parking and amenity space. (Includes demolition of existing commercial buildings) (Revised Scheme).  
2 – 4 Westover road, Braunstone Town.**

**DECISION:**

**That the application be permitted, per the Officer recommendation, subject to the following conditions:**

1. Statutory 3 year condition
2. Approved drawings
3. Materials to be agreed

4. Landscaping to be submitted and agreed
  5. Landscaping to be carried out
  6. No further openings without permission
  7. Removal of permitted development rights for extensions and curtilage buildings
  8. Foul and surface water drainage to be submitted and agreed
  9. No gates, bollards etc. to be erected to vehicular access
  10. Gradient of access drive restrictions
  11. Surface water to be passed through an oil interceptor (parking area)
  12. Details of development to comply with LCC design standards
  13. Maximum height for fences etc. adjacent to highway
  14. No surface water drainage onto public highway
  15. Parking area to be provided, hard surfaced and retained prior to first occupation
  16. Access drive dimension restrictions
  17. Scheme to deal with land contamination to be submitted and agreed prior to commencement
  18. Verification report for completion of land contamination measures to be submitted and agreed prior to commencement
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**16/1461/FUL**

**Mr Stubbley**

**Change of use of land to form extension to Gypsy caravan site to allow the siting of 3 additional touring caravans.**

**Rose Paddock, Hinckley Road, Leicester Forest West.**

Members were advised that this application had been withdrawn by the applicant, prior to the committee meeting.

**THE MEETING CONCLUDED AT 6.02 P.M.**