

MINUTES OF PLANNING COMMITTEE

6 FEBRUARY 2019

PRESENT:

Councillors Mrs Simpson-Vince (Chairman), Mrs A'Barrow, Mrs Avis, Bearne, Brown, Butlin, Garcia, Gillias, Miss Lawrence, Lewis, Sandison and Srivastava.

60. MINUTES

The minutes of the meeting held on 9 January 2019 were approved and signed by the Chairman.

61. DECLARATIONS OF INTEREST

Item 4 of Part 1 – 9 Park Cottages, Cathiron Lane, Harborough Magna, CV23 0HA (R18/1767) – Councillor Mrs Garcia (non-pecuniary interest as defined by the Council's Code of Conduct for Councillors by virtue of being a Ward Councillor).

62. APPLICATIONS FOR CONSIDERATION

The Committee considered the report of the Head of Growth and Investment (Part 1 – agenda item 4).

All the representations received prior to the preparation of the agenda and considered by the Committee were referred to in the individual reports.

Subsequent representations also considered by the Committee related to the following applications.

(a) Parish Councils

None

(b) Third Parties

R18/0390 – Natural England – Commented that they have no objection to the application and they consider the development will not have a significant impact on designated sites. However, they comment that the site has not been screened to determine if further assessment is required under the Habitat Regulations.

At the meeting, the following representatives attended under the Council's public speaking procedure in respect of the following application.

(i) R18/1767 9 Park Cottages, Cathiron Lane, Harborough Magna

Mr P Godden (applicant)(support)

(ii) R18/1542 Flecknoe Farm Stud and Livery, Flecknoe Village Road, Flecknoe, CV23 8AU

Mr N Brotherton, Howkins and Harrison (agent)(support)

RESOLVED THAT - the Head of Growth and Investment be authorised to issue decision notices as indicated in relation to the applications below.

- (a) erection single storey rear extension at 9 Park Cottages, Cathiron Lane, Harborough Magna, CV23 0HA (R18/1767) – Councillor Butlin moved and Councillor Gillias seconded that the Head of Growth and Investment be authorised to grant planning permission subject to standard conditions and informatives.

The Committee considered that the proposed development did not constitute a disproportionate addition to the current dwelling and would not be detrimental to the character and openness of the Green Belt. It was also considered that, by virtue of the limited size of the existing dwelling and the standard of living it offered, this constituted exceptional circumstances of the applicant.

- (b) erection of four new dwellings (outline – all matters reserved) at Flecknoe Farm Stud and Livery, Flecknoe Village Road, Flecknoe, CV2 8AU (R18/1542) - Councillor Mrs Simpson-Vince moved and Councillor Srivastava seconded that the Head of Growth and Investment be authorised to refuse planning permission for the reasons stated in the report subject to reason 2 being amended to read:

“The applicant has not demonstrated that the proposal will not have an adverse impact on highway safety. This is contrary to Saved Local Plan Policy T5 and Emerging Local Plan Policy D1, and Section 9 of the National Planning Policy, which states that the planning system should promote opportunities for the use of sustainable transport modes can be taken up given the type and location of the development for its location ensuring that safe and suitable access to the site can be achieved for all users.”

- (c) erection of a barn, stables and outdoor arena at Flecknoe Farm Stud and Livery, Flecknoe Village Road, Flecknoe, CV2 8AU (R18/0119) - Councillor Butlin moved and Councillor Mrs A'Barrow seconded that the Head of Growth and Investment be authorised to grant planning permission subject to the conditions and informatives in the report and subject to condition 10 being amended to read, “No above ground works shall commence unless and until a comprehensive landscaping scheme, which specifically includes the area occupying the former barn, arena, and associated hardstanding to be demolished in accordance with Condition 9, has been submitted to and approved in writing by the Local Planning Authority. The approved landscaping scheme shall be implemented no later than the first planting season following first occupation of the development. If within a period of 10 years from the date of planting, any tree/shrub/hedgerow is removed, uprooted, destroyed or dies, (or becomes in the opinion of the Local Planning Authority seriously damaged or defective), another tree/shrub/hedgerow of the same species and size originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variations.

- (d) erection of 4 no. poultry rearing buildings and associated infrastructure at Elms Farm, Watling Street, Hinckley, LE10 3EE (R18/0390) - Councillor Gillias moved and Councillor Sandison seconded that the Head of Growth and Investment be given delegated powers to grant planning permission upon the receipt of a habitat screening survey to confirm if no further assessment is required and subject to the conditions and informatives in the report.
- (e) erection of 26 dwellings with detached garages and parking bays (amendment to design, number of units and layout approved by R16/0984 and R11/1521 resulting in 7 additional dwellings) at land south of Coventry Road and north-east of Cawston Lane, Rugby (R18/1522) - Councillor Miss Lawrence moved and Councillor Brown seconded that the Head of Growth and Investment be authorised to grant planning permission subject to the applicant entering into a Section 106 legal agreement as detailed in the report and subject to the conditions and informatives in the report.

63. PLANNING APPEALS UPDATE

The Committee considered the report of the Head of Growth and Investment (Part 1 – agenda item 5) concerning progress on planning appeals.

RESOLVED THAT – the report be noted.

64. ADVANCE NOTICE OF SITE VISITS FOR PLANNING APPLICATIONS

The Committee considered advance notice of site visits submitted at the meeting.

RESOLVED THAT – no site visits be approved.

65. DELEGATED DECISIONS – 29 NOVEMBER – 9 JANUARY 2019

The Committee considered the report of the Head of Growth and Investment (Part 1 - agenda item 7) concerning decisions taken by her during the above period.

RESOLVED THAT – the report be noted.

CHAIRMAN