

Minutes of a meeting of the Development Control and Regulatory Board held at County Hall, Glenfield on Wednesday, 18 December 2019.

PRESENT

Mr. J. G. Coxon CC (in the Chair)

Mr. I. E. G. Bentley CC
Mr. M. H. Charlesworth CC
Mr. B. Crooks CC
Mr. D. A. Gamble CC
Mr. T. Gillard CC
Mr. D. Harrison CC

Mr. W. Liquorish JP CC
Mrs. J. Richards CC
Mrs B. Seaton CC
Mr. S. D. Sheahan CC
Mrs. M. Wright CC
Mr. M. B. Wyatt CC

70. Minutes of the previous meeting.

The minutes of the meeting held on 14 November 2019 were taken as read, confirmed and signed.

71. Question Time.

The Chief Executive reported that no questions had been received under Standing Order 35.

72. Questions asked by Members.

The Chief Executive reported that no questions had been received under Standing Order 7(3) and 7(5).

73. Urgent items.

There were no urgent items for consideration.

74. Declarations of interest in respect of items on the agenda.

The Chairman invited members who wished to do so to declare any interest in respect of items on the agenda for the meeting.

It was noted that all members who were members of a Parish, Town or District Council, or Liaison Committee would have personal interests in applications which related to areas covered by those authorities.

Mr. T. Gillard CC and Mr. D. Harrison CC declared that they had received representations from the public regarding agenda item 9: Demolition of residences and construction of short breaks respite care facility at Cropston Drive, Coalville.

75. Presentation of petitions.

The Chief Executive reported that no petitions had been received under Standing Order 36.

76. 2019/TPO/0100/LCC: Application to fell a sycamore tree T1, Douglas fir T2, 2 Lawson cypress trees T3, Portuguese laurel T4 and 2 yew trees T7 & T11 and raise the crown of beech T6 to 6.0m and raise the crowns of 3 yew trees T10, T13 & T14 protected by LCC Horninghold TPO 1973.

The Board considered a report of the Director of Environment and Transport, a copy of which, marked 'Agenda Item 7', is filed with these minutes.

In accordance with the procedures for making representations to the Board Mr. P. Presland spoke as the applicant.

The Chief Executive reported that the local member Mr. S. J. Galton CC was in support of the officer's recommendation.

RESOLVED:

- (a) That consent be granted to fell the Douglas fir T2, Portuguese laurel T4 and yew T7, crown reduce a sycamore T1 by up to 2.0m and crown raise by 3.0m and crown reduce yew T11 by up to 2.0m and raise the crown by 3.0m and raise the crown of beech T6 to 6.0m and 3 yew trees T10, T13 & T14 and a Portuguese laurel T12 by 3.0m. Prior to the commencement of the approved works the trees be marked and then inspected following the treework operations.
- (b) That three replacement trees of suitable species as standards 2.5 to 3.0m in height and 8/10cm girth such as beech, oak, hornbeam or wild cherry be planted in the next planting season November 2019 to March 2020. Should a replacement tree die within 5 years a new replacement tree of the same species must be planted.

77. 2019/CM/0066/LCC: Mr & Mrs Simon and Sally-Anne Hazard - Application for an anaerobic digestion plant with associated infrastructure and an access road - Green's Lodge Farm, Melton Mowbray, Pickwell.

The Board considered a report of the Chief Executive, a copy of which, marked 'Agenda Item 8', is filed with these minutes.

In accordance with the procedures for making representations to the Board Mr. J. McCourt spoke as an objector to the application.

Mr. J. T. Orson JP CC spoke as the local member and stated he was in support of the officer's recommendation. Mr Orson raised concerns about the impact the application would have on a sparsely populated area, the listed buildings in the vicinity and increased traffic on the road network.

In response to a question from a member in relation to the lack of a response from Rutland Highway Authority, the Chief Executive advised that it was not uncommon in cases where appeals had been lodged on the grounds of non-determination for additional information to be submitted after the appeal had been lodged. It was clarified that the

Board was being asked to provide a steer to officers on what the Authority's view should be, so that a case could be made to the Inspector.

RESOLVED:

That the Planning Inspectorate be advised that had the planning application been brought before the Development Control & Regulatory Board for determination, that the Development Control & Regulatory Board would have resolved to REFUSE the application for the following reason:

1. The proposed development is in a rural, greenfield location with only limited links to this location. It has not been demonstrated that there is an overriding need for an anaerobic digestion facility or for it to be located in this location and, taking into account the less than substantial harm on designated heritage assets in the locality, harm to users of Footpath D68 and potential impacts from artificial lighting, the proposed development conflicts with Policies W5, W6 and DM8 of the Leicestershire Minerals and Waste Local Plan (2019) and Policies EN3, DM5 and EN13 of the Melton Local Plan (2018).

78. 2019/Reg3Ma/0192/LCC - Leicestershire County Council - Demolition of 2 No. residences, 1 No. residential home and 1 No. 6 bed residential respite care home for adults with learning disabilities and construction of the following; 14 No. flats and 1 No. 3 bed house. A replacement 6 bed Short Breaks respite care facility. A community Life Choices building providing day care for adults with learning disabilities. The work to be carried out in two phases to allow continuation of the respite care provision for existing service users - Smith Crescent/Cropston Drive, Coalville.

The Board considered a report of the Chief Executive, a copy of which, marked 'Agenda Item 9' is filed with these minutes.

The local member Mr. M. Wyatt CC stated that he originally had concerns about parking at the site but these had now been alleviated to a large extent. Mr Wyatt's main concern was the proposal to introduce a wild flower area on the corner of Cropston Drive and Smith Crescent, as he felt this would be detrimental to the area and could cause anti-social behaviour. Mr Wyatt proposed that trees be planted instead.

Board members supported Mr Wyatt's proposal and stated that if trees could not be planted then the grass should be left as existing.

In response, the Chief Executive confirmed that it would be possible to implement Mr Wyatt's proposal through the discharge of proposed planning condition no. 13.

RESOLVED:

- (a) That the application be permitted subject to the conditions nos. 1-17 as set out in the appendix to the report;
- (b) That the Board confirms (as required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)) that in dealing with the application the County Council worked in a positive and proactive manner, taking account of paragraph 38 of the National Planning Policy Framework.

79. 2019/REG3Ma/0246/LCC - Leicestershire County Council - Application to re-locate stockpiled material and spread / level over the next phase of development land, including the construction of a new fence to secure 2 parts of the site - Airfield Business Park, Leicester Road, Market Harborough.

The Board considered a report of the Chief Executive, a copy of which, marked 'Agenda Item 10' is filed with these minutes.

RESOLVED:

- (a) That the application be permitted subject to the conditions nos. 1-3 as set out in the appendix to the report;
- (b) That the Board confirms (as required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) that in dealing with the application the County Council worked in a positive and proactive manner, taking account of paragraph 38 of the National Planning Policy Framework.

80. Chairman's announcements.

The Chairman advised that the meeting of the Board which was scheduled for 9 January 2020 would not take place due to a lack of business.

2.00 - 3.20 pm
18 December 2019

CHAIRMAN