

PLANNING COMMITTEE

7 NOVEMBER 2006 AT 6.30 PM

PRESENT: MR R J FURNISS - CHAIRMAN
MR D E HINTON - VICE-CHAIRMAN

Mrs M Aldridge, Mr D R Bown, Mrs R Camamile, Mrs M A Cook, Mr W J Crooks, Mr N B L Davis, Mr R D Ellis, Mrs D Finney, Mr M A Hall, Ms J E Price, Mrs E A Spencer, Mr J E Stanley and Mr K Vessey.

In accordance with Council Procedure Rule 4.4 Mrs M J Crooks and Mrs R W Wright also attended the meeting.

Officers in attendance: Mr P F Cash, Mrs T Darke, Mr P Marsden, Mr C Merriman, Miss R Owen, Mr R Palmer, Mr S Payne.

330 APOLOGIES AND SUBSTITUTIONS

Apologies for absence were submitted on behalf of Mr C W Boothby and the substitution of Mr N B L Davis for Mr Boothby was authorised in accordance with Council Procedure Rule 4.3.

331 MINUTES (P38)

On the motion of Mr Ellis, seconded by Mrs Camamile it was

RESOLVED –the minutes of the meeting held on 10 October 2006 be confirmed and signed by the Chairman.

332 DECLARATIONS OF INTEREST

Mr Davis declared a personal, non-prejudicial interest in application 06/00995/FUL as a Member of the Tourist Board.

Mr Furniss declared personal and prejudicial interests in application 06/00592/FUL and application 06/00995/FUL as the applicant was a friend.

333 TOWN AND COUNTRY PLANNING ACT 1990 - APPLICATIONS TO BE DETERMINED (P39)

The Committee considered a schedule of planning applications, together with a list of late items, and the recommendations of the Head of Culture and Development.

It was moved by Mr Ellis and seconded by Mrs Camamile that the recommendations of the Head of Culture and Development contained in the schedule submitted be approved.

Having declared a prejudicial interest in application 06/00592/FUL, Mr Furniss left the meeting at 6.37pm and returned at 6.45pm. Mr Hinton took the Chair for this application.

It was reported verbally that a condition would also be included to define the residential curtilage of the property. Members supported the officers' recommendation with this addition.

Having declared a prejudicial interest in application 06/00995/FUL, Mr Furniss left the meeting again at 6.49pm and returned at 7.01pm. Mr Hinton took the Chair for this application.

Mr Davis repeated his personal, non-prejudicial interest in application 06/00995/FUL before this application was discussed.

(b) 06/01063/FUL – 63 Barons Close, Kirby Muxloe – Mr and Mrs S Boam

Notwithstanding the officers' recommendation to approve the application, Members felt they needed to see the site to assess for themselves the impact of the extension on neighbouring properties with regard to loss of light, possibility of overlooking and the size of the extension. It was moved by Mrs Finney, seconded by Mr Crooks and

RESOLVED – the application be deferred for a site visit.

Mrs Crooks left the meeting at 7.35pm.

Mr Ellis left the meeting at 7.42pm and returned at 7.45pm.

(c) 06/01101/FUL – Hillside, Main Street, Botcheston – Mr S Brooker

Although the recommendation in the report was that of refusal, Members felt that the site was in need of redevelopment, and that two houses on the site would be in keeping with the character of the area. It was moved by Mrs Camamile, seconded by Mr Hall that the application be approved.

The Head of Culture and Development requested a recorded vote which was taken as follows:

Mrs Aldridge, Mr Davis, Mrs Camamile, Mrs Cook, Mr Crooks, Mrs Finney, Mr Hall, Ms Price, Mrs Spencer and Mr Stanley voted for the amendment.

Mr Hinton, Mr Bown, Mr Ellis and Mr Vessey voted against the application.

Mr Furniss abstained from voting.

It was therefore

RESOLVED – the application be approved subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. Before any development commences, representative samples of the types and colours of materials to be used on the external elevations of the proposed dwellings and attached garages shall be deposited with and approved in writing by the Local Planning Authority, and the scheme shall be implemented in accordance with those approved materials.

3. Before the first occupation of either dwelling hereby approved, car parking provision shall be made within the curtilage of each dwelling for 3 car parking spaces. The parking spaces so provided shall not be obstructed and shall thereafter permanently remain available for car parking.
4. Before the first occupation of either dwelling hereby approved the corresponding access drive and turning space shown on the approved plans shall be surfaced with tarmacadam, concrete or similar hard bound material (not loose aggregate) and shall be so maintained at all times.
5. The development hereby permitted shall not commence before the provision and maintenance of off-site open space or facilities whether by off-site physical provision or financial contributions as required in accordance with policy REC2 and REC3 of the adopted Hinckley and Bosworth Local Plan and the approved Play and Open Space Guide has been secured in such a manner as is approved in writing by the Local Planning Authority.
6. The development hereby permitted shall not commence until drainage works for the disposal of both surface water and foul sewage have been carried out in accordance with the details to be submitted to and approved by the Local Planning Authority in writing.
7. Details of all boundary treatment to the site including retaining walls shall be submitted to and approved in writing before development commences, and implemented in accordance with the approved scheme before first occupation of the dwelling to which they relate.
8. Before any development is commenced on site a landscaping scheme shall be submitted to and approved by the Local Planning Authority. The scheme shall indicate the treatment proposed for all ground surfaces together with the species and materials and their disposition.
9. The approved hard and soft landscaping scheme shall be carried out in accordance with the approved details. The soft landscaping scheme shall be maintained for a period of five years from the date of planting. During this period any trees or shrubs which die or are damaged, removed, or seriously diseased shall be replaced by trees or shrubs of a similar size and species to those originally planted at which time shall be specified in writing by the Local Planning Authority.
10. No works shall take place until a complete set of development details have been submitted to the Local Planning Authority. The details should include existing and proposed ground levels and layout and depths of all foundations, service trenches, drains, landscaping and other ground works.
11. No development shall take place within the application area until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has previously been submitted by the applicant and approved by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition. The archaeological works shall be carried out by a suitable qualified body approved in writing by the Local Planning Authority.

Officers reported that the applicant had requested that the application be deferred, however Members supported the officers' recommendation to refuse the application on the basis that officers worked with the applicant to achieve an acceptable design and that additional parking provision be explored.

334 STANDARDS FOR BUILDING CONTROL (P40)

Members received a report which advised them of Building Control's position with regard to implementation of the Department for Communities and Local Government's Building Control Performance Standards. Members welcomed the report and it was suggested that areas of continuous improvement be publicised on the website. It was moved by Mr Ellis, seconded by Mr Furniss and

RESOLVED – the report be noted.

335 APPEALS LODGED AND DETERMINED (P41)

A summary was submitted of appeals lodged and determined since the last meeting. Members expressed concern that two decisions made in accordance with officer recommendations had been lost on appeal, and felt that whilst officers were attempting to improve the Conservation Area as a whole, the Inspector had just looked at the individual building when making a decision. On the motion of Mr Furniss, seconded by Mr Ellis, it was

RESOLVED – the report be noted.

336 APPEALS – PROGRESS (P42)

A schedule was submitted indicating the stages that various appeals against planning decisions had reached. On the motion of Mr Ellis, seconded by Mr Furniss, it was

RESOLVED – the report be noted.

(The meeting closed at 8.36pm.)