

**MINUTES OF THE MEETING OF THE DEVELOPMENT CONTROL COMMITTEE
HELD AT THE WIGSTON COLLEGE (FORMERLY GUTHLAXTON COLLEGE), MAIN HALL,
STATION ROAD, WIGSTON, LEICESTERSHIRE, LE18 2DS ON THURSDAY, 11 APRIL 2019
COMMENCING AT 7.00 PM**

PRESENT

L A Bentley Chair
Mrs L M Broadley Vice-Chair

COUNCILLORS

G A Boulter
F S Broadley
B Dave
J Kaufman
Mrs L Kaufman
Dr T K Khong
Mrs H E Loydall
Mrs S B Morris
R E R Morris
R H Thakor

OFFICERS IN ATTENDANCE

S J Ball Senior Democratic Services Officer / Legal Officer
T Boswell Senior Planning Control Officer
D M Gill Head of Law & Governance / Monitoring Officer
R Redford Planning Control Team Leader
A Thorpe Head of Planning, Development and Regeneration

OTHERS IN ATTENDANCE

A Dennison Public Speaker (Highways Consultant)
C Edge Public Speaker (Applicant/Agent)
Ms V Harris Public Speaker (Objector)
J Hockenhull Public Speaker (Applicant/Agent)
Ms S Khan Public Speaker (Objector)
G Payne Public Speaker (Objector)

55. APOLOGIES FOR ABSENCE

An apology for absence was received from Councillors D M Carter and D A Gamble.

56. APPOINTMENT OF SUBSTITUTES

Councillor Mrs S B Morris substituted for Councillor D A Gamble.

57. DECLARATIONS OF INTEREST

In respect of application no. 18/00178/OUT, the following non-pecuniary interests were declared by Members at the meeting:

L A Bentley Attended the public meeting held at Oadby Brocks Hill Visitors'

Centre on 28 March 2019 as an observer only.

Lobbied by the applicant by way of correspondence received which was unopened and the contents disregarded.

G A Boulter Lobbied by the applicant by way of correspondence received which was unopened and the contents disregarded.

Mrs L M Broadley Lobbied by the applicant by way of correspondence received which was unopened and the contents disregarded.

F S Broadley Lobbied by the applicant by way of correspondence received which was unopened and the contents disregarded.

B Dave Lobbied by the applicant by way of correspondence received which was unopened and the contents disregarded. Contacted by a number of local residents who opposed the application.

J Kaufman Attended the public meeting held at Oadby Brocks Hill Visitors' Centre on 28 March 2019 as an observer only.

Lobbied by the applicant by way of correspondence received which was opened and the contents disregarded.

Approached the representative on the Clinical Commissioning Group (CCG) to obtain clarification on certain information.

Mrs L Kaufman Lobbied by the applicant by way of correspondence received which was opened and the contents noted.

Dr T K Khong No correspondence received from the applicant.

Mrs H E Loydall Lobbied by the applicant by way of correspondence received which was opened and the contents noted.

Mrs S B Morris No correspondence received from the applicant.

R E R Morris Lobbied by the applicant by way of correspondence received which was unopened and the contents disregarded.

R H Thakor Lobbied by the applicant by way of correspondence received which was unopened and the contents disregarded. Contacted by a number of local residents who opposed the application.

All Members confirmed that they attended the meeting without prejudice and with an open-mind.

58. MINUTES OF THE PREVIOUS MEETING

By affirmation of the meeting, it was

UNANIMOUSLY RESOLVED THAT:

The minutes of the previous meeting held on 14 March 2019 be taken as read, confirmed and signed.

59. ACTION LIST ARISING FROM THE PREVIOUS MEETING

There was no Action List arising from the previous meeting held on 14 March 2019.

60. PETITIONS AND DEPUTATIONS

None.

61. REPORT OF THE PLANNING CONTROL TEAM LEADER

61a. APPLICATION NO. 18/00178/OUT - LAND OPPOSITE STOUGHTON FARM PARK, GARTREE ROAD, OADBY, LEICESTERSHIRE, LE2 2FB

Mr C Edge spoke upon the application on behalf of the applicant.

Ms S Khan spoke upon the application as an objector.

Mr G Payne spoke upon the application as an objector.

The Head of Planning, Development and Regeneration spoke on the application in relation to pertinent policy matters and considerations.

The Committee gave consideration to the report (as set out at pages 6 - 45 of the agenda reports pack) and the addendum (as set out at pages 1 - 12 of the agenda reports update pack) which asked it to determine an outline planning application, with access, for the demolition of the existing buildings, including 2 x dwellings, and the subsequent construction of up to 310 x dwellings across two land parcels with associated landscaping, public open space, on-site infrastructure and car parking provision including a new reconfigured car park and private amenity space.

The Committee also gave consideration to the following documents in relation to the application, copies of which are filed together with this minute:

- Letter of Neil O'Brien OBE MP dated 11 April 2019
- Comments for Planning Application 18/00178/OUT; and
- Comments for Planning Application 18/00178/OUT

It was moved by the Chair, seconded by the Vice-Chair and

RESOLVED THAT:

The application be GRANTED outline planning permission in accordance with the submitted documents and plans subject to the prescribed conditions and an agreement pursuant to section 106 of the Town & Country Planning Act 1990.

Votes For 8

Votes Against 3

Abstentions 1

The meeting was suspended at 9.05 pm.

61b. APPLICATION NO. 18/00477/FUL - 282 LEICESTER ROAD, WIGSTON, LEICESTERSHIRE, LE18 1HQ

The meeting was reconvened at 9.10 pm.

Mr J Hockenhull spoke upon the application on behalf of the applicant.

Ms V Harris spoke upon the application as an objector.

Mr A Dennison spoke upon the application as a highways consultant.

The Committee gave consideration to the report (as set out at pages 46 - 56 of the agenda reports pack) which asked it to determine a planning application for the demolition of an existing car sales unit and the erection of both a stand-alone unit and petrol filling station comprising of a station services unit, extended canopy, shop unit, pump bays and a jet wash area.

It was moved by the Chair, seconded by the Vice-Chair and

RESOLVED THAT:

The duration of the meeting be extended beyond three hours in accordance with Rule 9 of Part 4 of the Constitution.

Votes For	10
Votes Against	2
Abstentions	0

It was moved by the Chair, seconded by the Vice-Chair and

UNANIMOUSLY RESOLVED THAT:

A condition be added requiring the boundary wall between the garage and the adjacent property at 1 Kingston Avenue be maintained overtime or erected or re-erected to a height of 1.8 metres when measured from the existing ground level within the site.

It was moved by the Chair, seconded by the Vice-Chair and

UNANIMOUSLY RESOLVED THAT:

A note to applicant be added expressing the Committee's opinion that there is a strong possibility that pedestrians (including children) will routinely seek to use the garage forecourt as a shortcut between Kingston Avenue and the Leicester Road and that the applicant/operator is asked to so manage that concern to minimise risks of conflict between pedestrians and moving vehicles.

It was moved by the Vice-Chair, second by Councillor J Kaufman and

RESOLVED THAT:

A condition be added requiring the self-service car wash facility to only be operated between the hours of 07:00 and 23:00 and outside those hours it be prevented from use.

Votes For 9
Votes Against 3
Abstentions 0

It was moved by the Chair, seconded by the Vice-Chair and

RESOLVED THAT:

The application be GRANTED planning permission in accordance with the submitted documents and plans subject to the prescribed conditions (as amended).

Votes For 10
Votes Against 1
Abstentions 1

61c. APPLICATION NO. 19/00022/COU - LAND OFF GODDARDS SLANG, OADBY, LEICESTERSHIRE, LE2 5HL

The Committee gave consideration to the report (as set out at pages 57 - 65 of the agenda reports pack) which asked it to determine a planning application for the change of use of land to form an extension to Oadby Cemetery and associated parking.

It was moved by the Chair, seconded by the Vice-Chair and

UNANIMOUSLY RESOLVED THAT:

The application be GRANTED planning permission in accordance with the submitted documents and plans subject to the prescribed conditions.

THE MEETING CLOSED AT 10.04 PM



Chair

Thursday, 27 June 2019

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