

**MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD
IN THE COUNCIL OFFICES, STATION ROAD, WIGSTON ON THURSDAY, 22
OCTOBER 2015**

IN ATTENDANCE:

Chair: Councillor L A Bentley
Vice Chair: Councillor Mrs L M Broadley

Councillors: G A Boulter, F S Broadley, R F Eaton, Mrs S Z Haq, J Kaufman,
Mrs H E Loydall, R E R Morris, G S Atwal, B Fahey and Mrs S B Morris

Officers in attendance: S Ball, S Dukes and C Forrett

Min Ref	Narrative	Officer Resp
30.	<p><u>APOLOGIES FOR ABSENCE</u></p> <p>An apology for absence was received from Councillors E Barr, D M Carter, B Dave, D A Gamble, Dr T Khong and Mrs H E Loydall.</p> <p>An additional apology for absence was received from Councillor Ms A R Bond who was the intended substitution for Councillor B Dave.</p>	
31.	<p><u>DECLARATIONS OF SUBSTITUTIONS FOR COMMITTEE MEMBERS</u></p> <p>Councillors Mrs S B Morris and B Fahey substituted for Councillors D M Carter and Dr T Khong, respectively.</p>	
32.	<p><u>DECLARATIONS OF INTEREST</u></p> <p>Councillor Mrs S B Morris declared she was a Director of the Multi-Academy Trust incorporating Abington High School and Councillor G A Boulter declared he was a former Associate Governor of Guxlaxton College, both in respect of application number 15/00316/FUL.</p> <p>Councillor Mrs S Z Haq declared she knew of the applicant in respect of application number 15/00259/FUL. Councillor R E R Morris declared that he was aware of application number 15/00316/FUL due to the family relationship between himself and Councillor Mrs S B Morris. Both Members confirmed they attended the meeting with an open mind.</p>	
33.	<p><u>PETITIONS AND DEPUTATIONS</u></p> <p>None.</p>	

34.	<p><u>MINUTES OF PREVIOUS MEETING</u></p> <p>RESOLVED THAT:</p> <p>The minutes of the previous meeting of the Committee held on 16 June 2015 be taken as read, confirmed and signed.</p>	
35.	<p><u>FEES AND CHARGES 2016/17</u></p> <p>The Committee gave consideration to the report and appendices (at pages 4 - 9) as delivered by the Planning Control Manager which should be read together with these minutes as a composite document.</p> <p>It was added that the advertising fees for the digital display screens as detailed in the report (at page 9) should include a 20% rate of VAT.</p> <p>RESOLVED THAT:</p> <p>The proposed scale of fees and charges for 2016/17 be recommended to the Policy, Finance and Development Committee on 27 October 2015 for approval.</p>	
36.	<p><u>REPORT OF THE PLANNING CONTROL MANAGER</u></p> <p>The Committee gave consideration to the report and appendices (at pages 10 - 45) as jointly-delivered by the Planning Control Manager and Planning Officer, together with the supplementary agenda update (at pages 1 - 2) as circulated at the meeting, which should be read together with these minutes as a composite document.</p> <p>Application No. 5/00259/FUL - 9 Glebe Road</p> <p>The speaker for the applicant, Ms S Mistry, stated that considerable improvements had been made to the application. This included the reduction of the garage extension's projection, the increase in boundary distance to the adjacent properties and the retention of trees at the site's side boundary. It was acknowledged that the proposed double-garage door was a modern feature although remained consistent with other property' installations in the conservation area. She summarised that the amendments made served to improve the appearance of the property in the street scene and within the conservation area setting.</p> <p>The Planning Officer summarised the revisions at A-C as detailed in the report (at pages 11 - 21) and the agenda update (at page 1), including the additional letters of representation received. It was confirmed that the proposed development was now considered acceptable to the character and appearance of the conservation area and street scene.</p> <p>Councillor Mrs S B Morris enquired as to whether the property was to constitute two-dwellings. The Planning Officer advised that, although there was a secondary access, condition 5 detailed in the report (at</p>	

page 19) proscribed a second dwelling. The Member further asked whether the cladding was to incorporate real timber. The Planning Officer stated details of all materials to be used externally were to be submitted and approved as per condition 2 (at pages 18 - 19).

Councillor G A Boulter enquired as to whether the trees at the site boundary were sufficiently protected by planning conditions. The Planning Officer advised that condition 4 detailed in the report (at page 19) provided sufficient protection measures, in addition to the residual protections afforded to any non-specific tree outside the scope of the application due to the property's location within the conservation area.

Councillor Mrs S Z Haq commended the applicant's expediency in addressing the objections.

Councillor B Fahey asked enquired as to why the proposed south extension set in from the boundary was agreed at 7, as opposed to 8 to 10, meters. The Planning Officer advised that, on balance, the agreed distance achieved the same purpose of reducing any adverse impact.

UNANIMOUSLY RESOLVED THAT:

The application be permitted subjected to the obtaining conditions.

Application No. 15/00287/FUL - 11 Southmeads Close

The Planning Officer summarised the revisions at A-C as detailed in the report (at pages 22 - 34) and the agenda update (at page 2) as to the footprint, positioning and design of the dwelling, together with six letters of representation. He added that the applicant was the new landowner and that the permission previously permitted by this Committee (12/00387/FUL) expired on 14 December 2015. It was confirmed that application had now been amended to reflect the original approved scheme, aforementioned, with the same conditions attached thereto.

Councillor R E R Morris raised a concern as to the proposed trenching of the drainage runs detailed in the report (at page 24) insofar as the damage likely to be sustained to the root systems of affected trees. The Planning Officer advised that this concern no longer featured in the revised scheme and that condition 7 detailed in the report (at page 19) provided adequate provision to preclude any potential damage.

UNANIMOUSLY RESOLVED THAT:

The application be permitted subjected to the obtaining conditions.

3. **Application No. 15/00316/FUL - Abington High School**

The speaker for the applicant, Mr P Harkin, stated that the application incorporated three notable aspects, namely: (i) the erection of two single-storey extensions linking the existing Bushloe and Abington buildings; (ii) the creation of a single entrance and exit point to ease the on-site circulation of vehicles and traffic congestion

on Station Road; and (iii) the completion of external-visual alterations to existing buildings to provide for an overall coherent site theme. It was said that minimal landscaping works were required to the site frontage, incurring a loss of only a small number of trees not otherwise TPO-protected and that the proposed car-parking facilities were to be maintained at existing levels.

Councillor Mrs S B Morris described the overarching design-principle of the application was to provide pupils with an inclusiveness learning environment by creating “one building” thus enriching the education of its young people within the Borough. She further commended the creation of a single entrance and exit point as a betterment for the same reasons aforementioned, in addition to enhancing the security the site. She noted that those trees removed would be replaced, accordingly.

Councillor G A Boulter sought assurances that the trees fronting Station Road were adequately protected and that a tree-replanting scheme be formally introduced. It was suggested that soft-surfacing be considered in respect of the proposed car-parking amenities. He further opined that the applicant be mindful as to the supposed presence of bats, great crested newts and muntjac deer on-site as protected wildlife species.

Councillors Mrs S B Morris and G A Boulter vacated the Council Chamber at 07:51 PM.

The Planning Control Manager summarised the proposals as detailed in the report (at pages 35 - 44) and the agenda update (at page 2), commending the proposal’s linkage design, its limited impact on neighbouring properties and improvement to access arrangements. He advised that most trees fronting Station Road were protected under a Tree Preservation Order (TPO/0303/GROUP). It was said that soft-surfacing of the car-parking amenities would be submitted to the applicant for their consideration. He further reported that no evidence had been received to suggest any adverse ecological impact.

Councillor Mrs S Z Haq sought further clarification as to the proposed access arrangements. The Planning Control Manager stated that a single entrance point was to be sited at the existing Abington school entrance on Station Road and a single exit point sited opposite Manor Road, with the Guthlaxton entrance retained for service-vehicles.

UNANIMOUSLY RESOLVED THAT:

The application be permitted subjected to the obtaining conditions.

The meeting closed at 7:58 pm