

**MINUTES OF THE MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD AT THE
COUNCIL OFFICES, STATION ROAD, WIGSTON ON THURSDAY, 16 NOVEMBER 2017
COMMENCING AT 7.00 PM**

PRESENT

Councillor L A Bentley (Chair)
Councillor Mrs L M Broadley (Vice Chair)

COUNCILLORS

G A Boulter
D M Carter
D A Gamble
J Kaufman
Mrs L Kaufman
Mrs H E Loydall
R E R Morris

OFFICERS IN ATTENDANCE

S J Ball (Senior Democratic Services Officer / Legal Officer)
D M Gill (Deputy Monitoring Officer)
Ms S Lane (Democratic Services Officer / Compliance Officer)
R Redford (Planning Control Team Leader)

OTHERS IN ATTENDANCE

Cllr Mrs S Z Haq (Ward Councillor, Speaker)
Dr A Rahman (Applicant, Speaker)
S Moore (Public Speaker)

34. APOLOGIES FOR ABSENCE

An apology for absence was received from Councillors F S Broadley and Dr T K Khong.

35. DECLARATIONS OF INTEREST

In respect of planning application number 17/00375/FUL:

- (i) Councillor Mrs H E Loydall declared a non-pecuniary interest insofar as she is the Chair of a Senior Citizens Forum who occasionally used the facilities of The Elms Ex-Services and Social Club; and
- (ii) Councillor L A Bentley declared a non-pecuniary interest insofar as he is a Governor of the Birkett House School, Wigston: however, he wished it to be minuted that the school fell outside of the application site as misrepresented on the plan.

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

36. READING, CONFIRMATION AND SIGNING OF MINUTES

36a. MINUTES OF THE PREVIOUS MEETING HELD ON 28 SEPTEMBER 2017

RESOLVED THAT:

The minutes of the previous meeting of the Committee held on 28 September 2017 be taken as read, confirmed and signed.

36b. MINUTES OF THE PREVIOUS MEETING HELD ON 19 OCTOBER 2017

The Chair enquired if there was any indication in the minutes that the meeting held on 19 October had not been conducted in a proper and orderly manner to which the Committee was advised that the meeting had been conducted in full accordance with the Council Constitution and the Committee Procedure Rules contained therein.

RESOLVED THAT:

The minutes of the previous meetings of the Committee held on 19 October 2017 be taken as read, confirmed and signed.

37. ACTION LIST ARISING FROM THE MEETING HELD ON 29 SEPTEMBER 2017

The Committee gave consideration to an update as tabled and summarised by the Head of Planning, Development and Regeneration in relation to the Action List arising from the meeting held on 29 September.

A copy of the update is filed together with these minutes at Annex A.

The Committee reiterated its concerns regarding the conversion of family dwelling-houses into multiple dwelling-flats with inadequate levels of living-space and amenity. It was also said that the update contained no up-to-date information on the number of flats within the Borough as present figures related to the 2011 Census.

The Head of Planning, Development and Regeneration advised the Committee that he knew of no other way of obtaining a more contemporaneous record.

RESOLVED THAT:

The Action List be noted by Members.

38. PETITIONS AND DEPUTATIONS

None.

39. REPORT OF THE PLANNING CONTROL TEAM LEADER

39a. APPLICATION NO. 17/00360/FUL - 26-28 STATION ROAD, WIGSTON, LEICESTERSHIRE LE18 2DH

The Committee gave consideration to the application (at pages 12 – 22) as delivered and summarised by the Planning Control Team Leader, which should be read together with these minutes as a composite document, who confirmed that the application related solely to address known as 28 Station Road, Wigston.

A debate thereon was had whereby Members expressed their dissatisfaction in having no alternative but to accept the studio flat even though the size fell below the National Technical Housing Standards ("the Standards") as the Council had yet to formally adopt the same. Concerns were also raised in regards to the possibility of setting a precedent in situating the bin store on the frontage of the application site.

The Chair advised the Committee that the formal adoption of the Standards (forming part of the Local Plan) should be in place by April 2018 and, in relation to the bin store, it was being located on the frontage to prevent vehicles parking. All future applications were said to be considered on their individual merits.

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

RESOLVED THAT:

- (i) The application be GRANTED planning permission in accordance with the submitted documents and plans and subject to the prescribed conditions; and**
- (ii) A further condition be added stipulating that, notwithstanding the site address as detailed on the approved application forms, that the permission relates solely to the address known as 28 Station Road, Wigston.**

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|----------------------|---|
| Votes For | 7 |
| Votes Against | 1 |
| Abstentions | 1 |

39b. APPLICATION NO. 17/00368/FUL - 39 HALF MOON CRESCENT, OADBY, LEICESTER LE2 4HD

Dr A Rahman, applicant, spoke upon the application. He stated that he had bought the sizeable plot to replace the existing bungalow with a large family dwelling-house in an effort to future-proof it for his family's requirements and minimise disruption to neighbours. He opined that, although other properties nearby were of differing sizes and designs, if neighbours chose to undertake a loft conversion, the overall property sizes would be comparable to that proposed. He said that the adjacent neighbours had no concerns with the amended plans which had reduced the size of the building.

Councillor Mrs Samia Z Haq, Ward Councillor for the Oadby Uplands Ward, spoke upon the application. She stated that the overall size of the proposed dwelling-house was in ratio to the plot size and that all privacy issues had been addressed. The proposed design was said to be modern, would enhance the character of the surrounding area and, in her opinion, complied with the Planning Policy Framework.

The Committee gave consideration to the application (at pages 23 – 29) as delivered and summarised by the Planning Control Team Leader which should be read together with these minutes as a composite document.

A debate thereon was had whereby the majority of Members felt that the proposed dwelling-house was far too wide and high within the plot's footprint and was out of character, specifically the porch, within the street scene despite the existing bungalow itself being out of keeping and very tired in appearance. A further number of issues were also raised most notably that there should not be an additional side entrance and associated stair case and, if steel was to be used, that the building could exceed the height of that contained in the submitted plans. On the basis of these concerns, Members felt that a deferral of the application for further negotiations with applicant would be appropriate.

In reaching a decision, the Committee was advised that in relation to a similar property on Welford Road, Wigston the proposed dwelling-house was comparable from the front but that the rear of the latter had much more scale and bulk.

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

UNANIMOUSLY DEFEATED THAT:

The application be granted planning permission.

It was moved by Councillor G A Boulter, seconded by Councillor D A Gamble and

RESOLVED THAT:

The application be deferred pending further negotiations with the applicant.

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|----------------------|---|
| Votes For | 5 |
| Votes Against | 4 |
| Abstentions | 0 |

39c. APPLICATION NO. 17/00375/FUL - THE ELMS, BUSHLOE END, WIGSTON, LEICESTERSHIRE LE18 2BA

Mr S Moore spoke upon the application on behalf of the applicant. He stated that the addition of the proposed section 106 agreement, as resolved at the previous meeting, was improper and unnecessary. He reassured Members that the Club's Committee fully intended for the proceeds of sale to be used in renovating the premises but that, ultimately, funding decisions should be taken in their discretion.

The Committee gave consideration to the application (at pages 30 - 38) and the agenda update (at pages 1 - 4) as delivered and summarised by the Planning Control Team Leader which should be read together with these minutes as a composite document. He advised that Officers had also received email communication from the applicant stating that the proceeds of sale would be spent on improvement works. It was reported that if the application was to be approved without the section 106 agreement, the applicant would withdraw their appeal to the Planning Inspectorate.

The Chair addressed the Committee stating that there had been an honest misunderstanding as Members did not previously object to the application nor did it want to see the Club close. It was said that the decision to grant planning permission subject to a section 106 agreement at the previous meeting was taken in good faith upon the representations made by the applicant's agent at the time: however, in view applicant's more recent representations and given the circumstances, it was agreed that a section 106 agreement was no longer considered necessary.

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

UNANIMOUSLY RESOLVED THAT:

- (i) The application be GRANTED planning permission in accordance with the submitted documents and plans and subject to the prescribed conditions; and**
- (ii) The planning permission granted not be subject to a section 106 Agreement under the Town and Country Planning Act 1990**

39d. APPLICATION NO. 17/00445/LBC - BUSHLOE HOUSE, STATION ROAD, WIGSTON, LEICESTERSHIRE LE18 2DR

The Committee gave consideration to the application (at pages 39 - 42) as delivered and

summarised by the Planning Control Team Leader which should be read together with these minutes as a composite document.

The Committee was advised that the proposed window installations were at ground level and, consequently, would not compromise the privacy of adjoining neighbours.

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 and subject to the prescribed conditions.

| | |
|----------------------|---|
| Votes For | 8 |
| Votes Against | 0 |
| Abstentions | 1 |

THE MEETING CLOSED AT 8.42 PM



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Chair
.....

Thursday, 14 December 2017
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Action List Arising from the Meeting Held on 29 September 2017**Update of the Head of Planning, Development and Regeneration**

The information below has been taken from the Leicester and Leicestershire Housing and Economic Development Needs Assessment (HEDNA) which was published in January 2017.

It shows the size and tenure of properties in the whole of the Housing Market Area (HMA) i.e. Leicester and Leicestershire and in the Borough itself.

Table 48: Estimated Profile of Dwellings in 2011 by Size and Tenure – HMA

| Size of housing | Market | | Affordable | | Total | |
|-----------------|----------------|---------------|---------------|---------------|----------------|---------------|
| | Number | % | Number | % | Number | % |
| 1 bedroom | 17,512 | 5.3% | 19,049 | 32.1% | 36,561 | 9.4% |
| 2 bedrooms | 77,136 | 23.3% | 18,066 | 30.5% | 95,202 | 24.4% |
| 3 bedrooms | 157,040 | 47.4% | 19,749 | 33.3% | 176,789 | 45.2% |
| 4+ bedrooms | 79,939 | 24.1% | 2,419 | 4.1% | 82,358 | 21.1% |
| Total | 331,627 | 100.0% | 59,283 | 100.0% | 390,910 | 100.0% |
| % in tenure | 84.8% | | 15.2% | | 100.0% | |

Source: Derived from 2011 Census

Table 177: Estimated Profile of Dwellings in 2011 by Size and Tenure – Oadby & Wigston

| Size of housing | Market | | Affordable | | Total | |
|--------------------|---------------|---------------|--------------|---------------|---------------|---------------|
| | Number | % | Number | % | Number | % |
| 1 bedroom | 575 | 2.9% | 467 | 29.0% | 1,042 | 4.9% |
| 2 bedrooms | 4,704 | 23.9% | 533 | 33.1% | 5,237 | 24.6% |
| 3 bedrooms | 9,699 | 49.3% | 574 | 35.7% | 10,273 | 48.3% |
| 4+ bedrooms | 4,700 | 23.9% | 36 | 2.2% | 4,736 | 22.2% |
| Total | 19,678 | 100.0% | 1,610 | 100.0% | 21,288 | 100.0% |
| % in tenure | 92.4% | | 7.6% | | 100.0% | |

Source: Derived from 2011 Census