

**MINUTES OF THE MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD AT THE
COUNCIL OFFICES, STATION ROAD, WIGSTON ON THURSDAY, 30 AUGUST 2018
COMMENCING AT 7.00 PM**

PRESENT

Councillor L A Bentley (Chair)
Councillor D M Carter (Vice-Chair, Acting)

COUNCILLORS

G A Boulter
D M Carter
B Dave
D A Gamble
J Kaufman
Mrs L Kaufman
Mrs H E Loydall

OFFICERS IN ATTENDANCE

S J Ball (Senior Democratic Services Officer / Legal Officer)
M Bennetto (Arboricultural 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

P Ward (Public Speaker)

19. APOLOGIES FOR ABSENCE

An apology for absence was received from Councillors Mrs L M Broadley, F S Broadley, Dr T K Khong and R E R Morris.

It was moved by Councillor G A Boulter, seconded by the Chair and

UNANIMOUSLY RESOLVED THAT:

Councillor D M Carter assume the Vice-Chair for the duration of the meeting only.

20. DECLARATIONS OF INTEREST

In respect of planning application number 18/00317/FUL, the Chair declared a non-pecuniary interest insofar as he has shown a sustained interest over the years in realising the re-development of the Horsewell Lane Recreation Ground in Wigston.

21. MINUTES OF THE PREVIOUS MEETING HELD ON 26 JULY 2018

By affirmation of the meeting, it was

UNANIMOUSLY RESOLVED THAT:

The minutes of the previous meeting of the Committee held on 26 July 2018 be taken as read, confirmed and signed.

22. ACTION LIST ARISING FROM THE POLICY, FINANCE & DEVELOPMENT COMMITTEE MEETING HELD ON 17 JULY 2019

By affirmation of the meeting, it was

UNANIMOUSLY RESOLVED THAT:

The Action List be noted by Members.

23. PETITIONS AND DEPUTATIONS

None.

24. CONFIRMATION OF THE BOROUGH COUNCIL OF OADBY & WIGSTON TREE PRESERVATION ORDER(S) (TPO'S)

The Committee gave consideration to the reports and appendices (at pages 12 - 79) as delivered and summarised by the Arboricultural Officer which should be read together with these minutes as a composite document.

It was moved en bloc by Councillor G A Boulter, seconded by Councillor H E Loydall and

24a. THE YEWS, OADBY (TPO/0324/GROUP)

UNANIMOUSLY RESOLVED THAT:

The Borough of Oadby and Wigston (The Yews, Oadby) Tree Preservation Order 2018 be confirmed with modifications (as set out at paragraph 3 of the report) and the inclusion of the tree marked 'T4' (as set out in the Schedule).

24b. WIGSTON DELIVERY OFFICE (TPO/0328/TREE)

UNANIMOUSLY RESOLVED THAT:

The Borough Council of Oadby & Wigston (Wigston Delivery Office) Tree Preservation Order 2018 be confirmed.

24c. LAND AT 14 GRANVILLE AVENUE, OADBY (TPO/0329/TREE)

UNANIMOUSLY RESOLVED THAT:

The Borough Council of Oadby & Wigston (Land at 14 Granville Avenue, Oadby) Tree Preservation Order 2018 be confirmed.

24d. LAND AT 98 SAFFRON ROAD, WIGSTON (TPO/0330/TREE) (TPO/0314/TREE)

UNANIMOUSLY RESOLVED THAT:

- (i) The Borough of Oadby and Wigston (Land at 98 Saffron Road, South Wigston (No.2)) Tree Preservation Order 2018 be confirmed; and**
- (ii) The lapsed Borough of Oadby and Wigston (Land at 98 Saffron Road, South Wigston, Leicestershire, LE18 4UN) Tree Preservation Order 2016 be formally recorded as not confirmed.**

24e. LAND AT 19 HEALEY STREET, WIGSTON (TPO/0332/TREE)

UNANIMOUSLY RESOLVED THAT:

The Borough of Oadby and Wigston (19 Healey Street, Wigston) Tree Preservation Order 2018 be confirmed.

24f. LAND AT 45 WOODFIELD ROAD, OADBY (TPO/0333/TREE)

UNANIMOUSLY RESOLVED THAT:

The Borough of Oadby and Wigston (45 Woodfield Road, Oadby) Tree Preservation Order 2018 be confirmed.

25. REPORT OF THE PLANNING CONTROL TEAM LEADER

25a. APPLICATION NO. 18/00279/FUL - 34 HIGH LEYS DRIVE, OADBY, LEICESTERSHIRE, LE2 5TL

Mr P Ward spoken upon the application as an objector. Mr Ward stated that the scale and bulk of the proposed development was so unacceptably large and overbearing that it would cause privacy and aspect issues for neighbouring residential properties and would be markedly out of character within the existing street-scene. He also raised a perceived discrepancy with the application's submitted site plans.

The Committee gave consideration to the report (at pages 81 - 86) 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 Members agreed that, on balance, the scale of the proposed revised enlargements still amounted to an overdevelopment of the site insofar as the scale and form of the proposed extension would not appear to be subordinate to the pre-existing dwelling-bungalow. If permitted, the residual front garden was considered to be inadequate to usefully serve the recreational and functional needs of future households of the enlarged dwelling-bungalow, and its use would erode the distinctive local character and appearance of the existing street-scene context which largely comprised of modest-sized bungalows and gardens.

During the course of the debate, it became apparent that Councillor J Kaufman had outside the meeting engaged with the applicant and other interested parties and had sight of a site plan which neither formed part of the application's background papers nor to which other Members had been made privy. Having been properly cautioned by the Monitoring Officer in this respect, Councillor J Kaufman left the Chamber and took no further part in the debate on the item of business and voting thereon.

In reaching its decision, the Committee was advised that, on balance, and in the Officers' opinion, the changes proposed by the revised application which sought to minimise the impact on the street scene and on neighbouring residential properties were sufficient enough to justify a recommendation to permit planning permission subject to conditions and that, if the Committee was minded to do so, the retention of the existing front boundary hedge could be conditioned so to soften visual scale.

It was moved by Councillor D A Gamble, seconded by Councillor Mrs L Kaufman and

UNANIMOUSLY RESOLVED THAT:

The application be REFUSED planning permission for the reasons as set out in

the foregoing minutes.

Councillor J Kaufman returned to the Chamber.

25b. APPLICATION NO. 18/00284/FUL - 36 MARSTOWN AVENUE, WIGSTON, LEICESTERSHIRE, LE18 4UH

The application was noted as having been **WITHDRAWN** on 28 August 2018.

25c. APPLICATION NO. 18/00317/FUL - PAVILION, HORSEWELL LANE, WIGSTON, LEICESTERSHIRE

Having declared a non-pecuniary interest, the Chair left the Chamber and took no part in the debate on the item of business and voting thereon.

The Committee gave consideration to the report (at pages 95 - 104) 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 it was raised by Members, and advised upon by Officers, that the proposed development's provision for parking fully met the requisite standards and that it would not significantly impact on the amenities of neighbouring residential properties over and above the status quo. Any perceived impact in respect of the development's opening hours and lighting arrangements were said to be suitably managed by virtue of the attached conditions. An account of all construction materials (as specified as part of the application's background documents) was also provided.

It was moved by the Vice-Chair, seconded by Councillor G A Boulter and

UNANIMOUSLY RESOLVED THAT:

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

The Chair returned to the Chamber.

26. TREE PRESERVATION ORDERS AND COMPENSATION: CURRENT LEGAL POSITION (VERBAL UPDATE)

The Committee gave consideration to the verbal update and briefing note (at pages 105 - 108) as delivered and summarised by the Head of Law & Governance / Monitoring Officer which should be read together with these minutes as a composite document.

By affirmation of the meeting, it was

UNANIMOUSLY RESOLVED THAT:

The contents of the verbal update and briefing note be noted.

THE MEETING CLOSED AT 8.05 PM



Chair

Thursday, 25 October 2018

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