

**MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE
HELD AT THE COUNCIL OFFICES, WIGSTON ON THURSDAY 5 FEBRUARY
2014, COMMENCING AT 7:00 P.M.**

IN ATTENDANCE:

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

Councillors Mrs H Loydall, G Boulter, J Kaufman, Mrs L Kaufman, Mrs J Gore, B Dave, R Morris ,Mrs S Morris, R Eaton, F Broadley, D Carter, M Charlesworth

Officers in Attendance: A Court, C Forrett, S Booth and J Guazzaroni

Also in Attendance: Y Amliwala

Min Ref	Narrative	Officer Resp
54.	<p><u>APOLOGIES</u></p> <p>Apologies for absence received from Councillors D Gamble and Mrs S Haq.</p>	JG
55.	<p><u>APPOINTMENT OF SUBSTITUTES</u></p> <p>None.</p>	
56.	<p><u>DECLARATIONS OF INTEREST</u></p> <p>None.</p>	
57.	<p><u>PETITIONS AND DEPUTATIONS</u></p> <p>a) Petition objecting to the Planning Application 14/00498/FUL</p> <p>Mr Amliwala addressed the Committee in objection to the above application. Mr Amliwala informed Members he was the owner and resident at Cherry Stores, 44 Pullman Road Wigston and was opposing the application for a new Coop Store. The petition attached to his objection letter contained 168 signatures. Members were informed that there were enough similar businesses located in the area and that there was no need for another retail outlet. He stated that there is only one entry and exit to the industrial estate and the store should not be sited on the industrial estate as the transport infrastructure is not suited to such an application. He stated there would be an increase in traffic and parking issues. He</p>	JG

	<p>also stated that the applicant had stated that there were a lack of shops in the area and no adverse impact on any other business. He said that this is not the case and that a number of convenience stores were located in the area. He added that there had been a lack of consultation to residents and businesses, believing that one the store is built there will be further plans added for the development of a larger retail outlet.</p> <p>The Chair informed Mr Amliwala that his objection and petition would be taken in to account when the planning application is decided.</p> <p>The Planning Control Manager informed Members that the planning application would probably be considered at the next meeting.</p>	
58.	<p><u>MINUTES – 11 DECEMBER 2014</u></p> <p>RESOLVED: That the minutes of the previous meeting held on 11 December 2014 be taken as read, confirmed and signed.</p>	JG
59.	<p><u>PLANNING CONSULTATION FROM BLABY DISTRICT COUNCIL:15/0018/VAR(GLEN PARVA HMYOI)</u></p> <p>The Committee considered the agenda update which was circulated at the meeting.</p> <p>The Planning Control Manager informed Members that Blaby District Council had now determined the application using delegated powers and that the report to this committee had been provided to them prior to the expiry of public consultation and that Blaby District Council have imposed a planning condition as per Officers recommendations.</p> <p>Members were disappointed and unhappy that their comments could no longer be made and provided to Blaby District Council prior to them reaching their decision. A Member asked if a similar scenario happened could Ward Members be consulted. Members were informed that the matter was determined a day after the consultation period had ended. The Planning Control Manager said he was happy that the Officers recommendation regarding the planning condition had been imposed.</p> <p>RESOLVED: To note that the Blaby application has been determined with the recommended condition as outlined in the main committee agenda.</p>	JG

60.	<p><u>TREE PRESERVATION ORDER TPO/0307 – LAND AT THE REAR OF PROPERTIES 11-37 MARSTOWN AVENUE, WIGSTON</u></p> <p>The Committee considered the agenda update which was circulated at the meeting.</p> <p>The Chair advised that due to work commitments he was unable to attend the Chair briefing and that a site visit was recommended. The site visit can take place if the report is deferred.</p> <p>RESOLVED: That Members recommend that consideration of this report is deferred to a future committee meeting.</p>	
61.	<p><u>REPORT OF THE PLANNING CONTROL MANAGER</u></p> <p>The Committee considered the agenda update which was circulated at the meeting.</p> <p>1:Land at Crete Avenue, Hindoostan Avenue, Ladysmith Road and Namur Road</p> <p>The Planning Officer informed Members with regard to the report stating that the application related to works to 17 trees of various species protected by Tree Preservation Orders. Trees T25, T29 and T58 are not included in the application as T25 and T29 are not protected by a Tree Preservation Order. Works to tree T58 are exempt works not requiring permission.</p> <p>Members were informed no objections or representations had been received and none of the proposals are harmful to trees.</p> <p>The Leicestershire County Council Forestry Department and Tree Warden considered the works applied for were reasonable.</p> <p>Members were informed the exempt works for T58 were removal of dead wood and that T25 and T29 were not worthy of protection owing to their limited amenity value.</p> <p>The Planning Officer informed Members that the Tree Warden went with the Officer when looking at the trees in this application, The Planning Control Manager confirmed that the</p>	

Council could follow the same procedure for other similar cases involving a large number of trees.

A Member asked if a condition could be added that the Tree Warden and Officer because of the amount of tree works could walk through the area whilst the tree surgeon was carrying out the works to make sure no errors were made regarding the tree cutting.

The Planning Control Manager said that he thought this is not a condition he thinks is reasonable, that the Council do not have the resources to carry this out, stating that Officers do not routinely supervise tree works.

A member stated that as 17 trees in this application could the Council find in the budget to cover the cost of supervising the works or can the Tree Warden check the tree surgeons work.

The Planning Control Manager said that if the Tree Warden is willing to look at them he would fully endorse the suggestion.

RESOLVED: That the application be approved as per the report.

Note: Members were informed that Tree Preservation Order training for Members would be taking place on 2 March 2015 at 2pm and 5:30pm.

The meeting closed at 7:28pm