

**MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE  
HELD AT THE COUNCIL OFFICES, WIGSTON ON THURSDAY 5 MARCH  
2015, COMMENCING AT 7.00 P.M.**

**IN ATTENDANCE:**

Councillors: L Bentley, L Broadley, G A Boulter, F Broadley, D Carter, M Charlesworth, R Eaton, D Gamble, S Haq, J Kaufman, L Kaufman, H Loydall, R Morris.

Officers in Attendance: K Garcha, C Forrett, S Jinks, S Dukes, I Dobson, G Ghuman

Others in Attendance: Cllr Dickinson (Speaker), Sam Metcalf

Min Ref	Narrative	Officer Resp
<b>46.</b>	<p><b>APOLOGIES FOR ABSENCE</b></p> <p>Apologies received from Councillors B Dave, J Gore and S Morris</p>	
<b>47.</b>	<p><b>DECLARATIONS OF SUBSTITUTIONS FOR COMMITTEE MEMBERS</b></p> <p>None.</p>	
<b>48.</b>	<p><b>DECLARATIONS OF INTEREST</b></p> <p>Councillor Samia Haq declared an interest in 49 Manor Road. She confirmed she is attending with an open mind.</p>	
<b>49.</b>	<p><b>PETITIONS AND DEPUTATIONS</b></p> <p>None.</p>	
<b>50.</b>	<p><b>MINUTES OF PREVIOUS MEETING</b></p> <p><b>RESOLVED:</b> That the minutes of the previous Committee meeting held on Thursday 5 February 2015, be taken as read, confirmed and signed.</p>	
<b>51.</b>	<p><b>TREE PRESERVATION ORDER (TPO) TPO/0306 – LAND AT 3 SOUTHMEADS ROAD OADBY</b></p> <p>The Committee gave consideration to Agenda item 6.</p> <p><b>RESOLVED:</b> That the TPO be confirmed.</p>	
<b>52.</b>	<p><b>TREE PRESERVATION ORDER TPO/0305 – LAND AT 74 MANOR ROAD OADBY AND PLANNING APPLICATION 14/00427/FUL</b></p>	

	<p>The Committee gave consideration to the Report of the Planning Control Manager (pages 17-25) and Agenda item 7, which should be read together with these minutes as a composite document.</p> <p>The Chair advised that the application will be voted on first and the TPO second but they could be discussed together. The Committee considered the agenda update document which was circulated at the meeting.</p> <p>Cllr Dickinson spoke on behalf of residents at 111 Stoughton Road in objection to the application. Her main points of concern related to the detriment to the unscathed landscape and amenity of 111 Stoughton Road. She requested a consideration for a deferment so that the full impact from the bedroom window can be viewed.</p> <p>The Planning Officer confirmed that there was one objection letter concerning the three storeys and that it extends over the full width of the plot. He advised that from the street scene the dwelling is acceptable and with regards to residential amenity it complies with the 45 degree code meaning no loss of privacy. From a Highway there would be adequate space for car parking so the proposal is not overbearing.</p> <p>In relation to the trees, the extension will extend to the Ash Tree (T2). The Blue Cedar (T1) will be unaffected so it was recommended that this be confirmed as it is a prominent species. Leicestershire County Council's ecologist confirmed that T2 is causing damage to the existing property and that no bats were present.</p> <p>It was also confirmed by the Planning Officer that the summer house complies with Planning Policy and that there is sufficient distance between the summer house and 111 Stoughton Road.</p> <p>A Member raised a concern about the tree stating that it should be protected during the demolition and construction by heras fencing and that the tree should be named in the condition.</p> <p><b>RESOLVED:</b></p> <ol style="list-style-type: none"> <li>1. That the application be permitted as set out in the report and T1 be mentioned in the relevant condition.</li> <li>2. That the TPO be confirmed for T1.</li> </ol>	
<p><b>53.</b></p>	<p><b>TREE PRESERVATION ORDER TPO/0304 – 49 &amp; 55 MANOR ROAD OADBY AND PLANNING APPLICATION 14/00456/FUL - 49 Manor Road</b></p> <p>The Committee gave consideration to the Report of the Planning Control Manager (pages 26-34) and Agenda item 8, which should be</p>	

	<p>read together with these minutes as a composite document.</p> <p>The Chair advised that the application will be voted on first and the TPO second but they could be discussed together.</p> <p>The Committee considered the agenda update document which was circulated at the meeting.</p> <p>Mr Metcalf spoke on behalf of the applicants and advised that the trees to be removed had no significant amenity value and were only partially visible. He further advised that the applicants purchased the property for the privacy the trees gave and had intention to replace the same.</p> <p>The Planning Officer confirmed that the county Arboriculturists identified defects in the trees and clarified that T9 should be T7 on page 28. She further stated that both tree surveys conducted reached the same conclusion – the three trees are not worthy of retention.</p> <p>A member stated that heras fencing should be used, however the Planning Control Manager advised that heras fencing is not recommended as it would restrict access to the site.</p> <p><b>RESOLVED:</b></p> <ol style="list-style-type: none"> <li>1. That the application be permitted</li> <li>2. That the TPO be modified and confirmed.</li> </ol>	
<p><b>54.</b></p>	<p><b>REPORT OF THE PLANNING CONTROL MANAGER</b></p> <ol style="list-style-type: none"> <li>1. <b>14/00427/FUL 74 Manor Road</b></li> </ol> <p>Please see Min Ref 52</p> <ol style="list-style-type: none"> <li>2. <b>14/00456/FUL - 49 Manor Road</b></li> </ol> <p>Please see Min Ref 53</p> <ol style="list-style-type: none"> <li>3. <b>14/00491/FUL - 4 Southmeads Road</b></li> </ol> <p>Cllr Dickinson spoke on behalf of the occupants of 3 Southmeads Road. She stated that the conservation officer advised the development does not enhance the character of the conservation area owing to the size and height. She advised that the applicants spouse has an illness, explaining it is life limiting and that the applicant was assured by the builder that no planning permission was needed. She urged the committee to give due consideration to the situation.</p> <p>The Planning Officer advised that the neighbour objects as it has been build on the boundary line and provide all of the facilities of a dwelling.</p> <p>He stated the two storey building is contrary to planning policy and</p>	

does not relate to property well, harming the character of the conservation area. On the other hand, the sun shelter has no significant impact on conservation area.

He conveyed his sympathy for the applicant, however stated that this does not outweigh the harm caused to the conservation area. In light of this, he concluded that the application should be refused and an enforcement notice for the demolition of the same served on the applicant. He confirmed that the sun shelter is acceptable subject to a new planning application.

Members fully supported the recommendation stating it is out of character and should be removed. A member asked whether anything could be done to make it a permitted development , however was advised by the Planning Control Manager that the building cannot be altered to become permitted development due to its scale and nature, explaining that the use of the building would never be a permitted development .

**RESOLVED:** That the application be refused and an enforcement notice served for the demolition of the same.

**4. 15/00001/FUL - 22 Croft Drive**

This application was withdrawn.

**Meeting Closed at 20:18pm**