

**MINUTES OF THE MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD AT THE
COUNCIL OFFICES, STATION ROAD, WIGSTON ON THURSDAY, 19 OCTOBER 2017
COMMENCING AT 7.00 PM**

PRESENT

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

COUNCILLORS

G A Boulter
F S Broadley
D M Carter
D A Gamble
J Kaufman
Mrs H E Loydall
R E R Morris

OFFICERS IN ATTENDANCE

S J Ball (Senior Democratic Services Officer / Legal Officer)
T Boswell (Senior Planning Control Officer)
D Gill (Deputy Monitoring Officer)
Ms S Lane (Democratic Services Officer / Compliance Officer)

OTHERS IN ATTENDANCE

G Bhandal (Applicant/Agent, Speaker)
J Gamble (Public Speaker)

27. APOLOGIES FOR ABSENCE

An apology for absence was received from Councillors B Dave and Dr T K Khong.

28. 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.

29. MINUTES OF THE PREVIOUS MEETING HELD ON 28 SEPTEMBER 2017

The minutes of the Committee held on Thursday 28 September 2017 shall stand as an item to be received at the next meeting of the Committee due to be held on Thursday, 16 November 2017.

30. ACTION LIST ARISING FROM THE MEETING HELD ON 28 SEPTEMBER 2017

RESOLVED THAT:

The Action List be noted by Members.

31. PETITIONS AND DEPUTATIONS

None.

32. APPLICATION FOR CERTIFICATE OF LAWFULNESS OF EXISTING USE OR DEVELOPMENT AT BEAUMONT HALL AND STOUGHTON HALL, STOUGHTON DRIVE SOUTH, OADBY

The Committee gave consideration to the report (at pages 2 - 4) as delivered and summarised by the Deputy Monitoring Officer which should be read together with these minutes as a composite document.

A debate thereon was had whereby the majority of Members commended the recommendation as such applications involved purely legal and factual matters upon which Members did not have the technical knowledge to appropriately determine.

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

RESOLVED THAT:

Applications For Certificates of Lawfulness of Existing Use or Development are determined herewith by Officers under delegated powers.

Votes For	7
Votes Against	2
Abstentions	0

33. REPORT OF THE PLANNING CONTROL TEAM LEADER

33a. APPLICATION NO. 17/00360/FUL - 26-28 STATION ROAD, WIGSTON, LEICESTERSHIRE, LE18 2DH

The Committee gave consideration to the application (at pages 6 – 15) as delivered and summarised by the Senior Planning Control Officer which should be read together with these minutes as a composite document.

The Officer confirmed that the application only related to the existing office building at 28 Station Road, Wigston and not the family dwelling at 26 Station Road.

A debate thereon was had whereby Members agreed that, although they were no reservations with the building being converted into flats, a number of issues were apparent, namely: the inadequate provision of three car parking spaces and the contradictory representations received by the Highway Authority; the proposed "studio flat" being markedly below the Nationally Described Space Standards; and there being no clear fire escape routes or fire alarm system details provided.

The Committee was advised that Space Standards had yet to be adopted by the Council, and until such time, the application could not refuse on these grounds. Members were advised also that, due to planning condition 4, enforcement action could be implemented in relation to any future changes made to the refuse store.

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

UNANIMOUSLY RESOLVED THAT:

The application be DEFERRED pending further information being received from the applicant in relation to

- (i) the number of car parking spaces (being increased from three to six);**
- (ii) the size of the studio flat (being increased and/or omitted from the application);**
- (iii) safe fire escape routes for all the proposed flats; and**
- (iv) a proposed fire alarm system.**

33b. APPLICATION NO. 17/00375/FUL - THE ELMS, BUSHLOE END, WIGSTON, LEICESTERSHIRE, LE18 2BA

Mr Gurjit Bhandal, Director at Stanley and Ingram Limited, spoke upon the application on behalf of the applicant. Mr Bhandal stated that the part development of The Elms Club's car park was proposed in order to raise the necessary funds to enable the refurbishment of the Club itself. He stated that if permission was not granted, the Club would no longer be viable and would need to close.

Mr John Gamble, a member of the Club, spoke upon the application as a supporter. In relation to concerns raised by some local residents as to a loss of parking provision, he stated that the Club's car park was for members' exclusive use only.

The Committee gave consideration to the application (at pages 16 – 22) as delivered and summarised by the Senior Planning Control Officer which should be read together with these minutes as a composite document.

A debate thereon was had whereby although the Committee was in agreement with the proposed application, Members were of the opinion that certain safeguards should be put in place to ensure that the proceeds from sale of the car park land be allocated primarily towards the restoration of the frontage building(s) of the Club. Member further stated that adequate means of refuse storage should be also available to all three dwellings and that suitable lighting was required to the car park at the back of the site.

The Committee was advised that, although a precedent would be set if Members were minded to grant permission for a frontage of properties along Launceston Road, this was not considered an issue due to expected development being brought forward in the future on the former Birkett House School site. A discussion with the applicant regarding all other matters raised was said to be had with the applicant.

It was moved by the Chair, seconded by Councillor J Kaufman and

UNANIMOUSLY RESOLVED THAT:

The application be GRANTED planning permission in accordance with the submitted documents and plans , subject to the prescribed conditions and further subject to a section 106 Agreement under the Town and Country Planning Act 1990 to ensure that the proceeds from sale of the car park land be allocated primarily towards the restoration of the frontage building(s) of the Club, the terms of the which are to be agreed between the applicant and the Planning Authority.

THE MEETING CLOSED AT 8.11 PM



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Chair
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Thursday, 16 November 2017
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*Printed and published by Democratic Services, Oadby and Wigston Borough Council
Council Offices, Station Road, Wigston, Leicestershire, LE18 2DR*