Minutes of a meeting of the Development Control and Regulatory Board held at County Hall, Glenfield on Thursday 16 February 2006.

PRESENT

Mr. D. Jennings CC (in the Chair)

Mr. D. R. Bown CC  Mr. P. Callis CC
Mr. J. G. Coxon CC  Mrs. J.A. Dickinson CC
Mr. B. Garner CC  Dr. S. Hill CC
Mr. D. W. Houseman CC  Mr. John Legrys CC
Mr. A.P. Natzel CC  Mr. J. T. Orson JP CC
Mr. G. H. Perkins JP CC

261. Minutes of previous meeting.

The minutes of the meeting held on 19 January 2006 were taken as read, confirmed, and signed as a correct record.

262. Question time.

The Chief Executive reported that no questions had been asked under Standing Order 35.

263. Questions asked under Standing Order 7 (3) and (5).

The Chief Executive reported that no questions had been asked under Standing Order 7 (3) and (5).

264. Urgent items.

The Chairman advised the Board that there was one item of urgent business; a report of the Director of Community Services concerning planning application no. 2005/1236/01 (request from SITA UK to vary condition no. 2 of planning permission 2000/0721/01 - Narborough Landfill, Huncote Road, Narborough). The reason for urgency was that some details were awaiting confirmation at the time the agenda for the meeting was circulated and the applicant wished to proceed with the work at the earliest opportunity if weather conditions allowed.

265. Declarations of interest in respect of items on the agenda.

Mr. B. Garner CC declared a personal non-prejudicial interest in application no. 2005/1236/01 (the urgent item) as a member of the Narborough Landfill liaison committee.

266. Presentation of petitions under Standing Order 36.

The Chief Executive reported that no petitions had been received under Standing Order 36.

267. Leicestershire County Council Birstall (Park Road No. 2) Tree Preservation Order 1964.

The Board considered a report of the Director of Community Services, a copy of which, marked ‘B’ is filed with these minutes.

RESOLVED:

That consent be granted to fell the yew tree at The Woodlands Day Nursery, 1 Park Road, Birstall, subject to a suitable replacement such as an ornamental birch, maple, or rowan being planted as a standard 2.0 to 3.0m in height in the current planting season (November 2005 to March 2006).

REASON FOR DECISION:

The yew tree sheds toxic foliage and berries into the children's play area and an Ofsted report on the Nursery has recommended that it is removed in the interests of child safety.

(The decision was taken with 11 members voting in favour, and 1 against).

268. Leicestershire County Council Market Harborough (Shrewsbury Avenue and Kettering Road) Tree Preservation Order 1971.

The Board considered a report of the Director of Community Services, a copy of which, marked ‘C’ is filed with these minutes.

RESOLVED:

That consent be granted to fell the 5 Nootka cypress trees at Windyridge, Shrewsbury Avenue, Market Harborough, and that the requirement to plant replacement trees is waived in this case.

REASON FOR DECISION:

The 5 Nootka cypresses have potential to cause subsidence damage to the Applicant's property. The removal of the trees will not reduce the amenity of the area.

269. Leicestershire County Council Barwell (Red Hall) Tree Preservation Order 1964.

The Board considered a report of the Director of Community Services, a copy of which, marked ‘D’ is filed with these minutes.

It was noted that the local member was Mrs. R. Camamile CC, not Mr. Bill as stated in the report, and that Mrs. Camamile had been notified of the application.

RESOLVED:
That consent be granted to fell the two sycamore trees at 7 Holly Lane, Barwell, and that the requirement to plant replacements is waived in this case.

REASON FOR DECISION:

The two trees are causing damage to the Applicants’ driveway and have to be pruned regularly to maintain the overhead telephone wires, the presence of which prevents planting of replacements.

270. Change to the order of business.

The Chairman sought and obtained the consent of the Board to vary the order of business from that on the agenda.

271. 2005/3795/02: London Rock Leisure Ltd. - Relocation of mineral processing plant - Land off Flesh Hovel Lane adjacent to marina development at Pilings Lock, Quorn.

The Board considered a report of the Director of Community Services, a copy of which, marked ‘G’ is filed with these minutes.

In accordance with the procedure for making representations to the Board, Mr. Barratt (resident of Quorn Fields Farm), spoke on the application.

It was noted that conditions nos. 3 and 5 in the appendix to the report should refer to application no. ‘2002/0257/02’ (not ‘202/0257/02’).

RESOLVED:

(i) That the application be permitted subject to the conditions nos. 1 to 24 and the Note to Applicant as set out in the appendix to the report subject to an additional condition to specify that prior to the erection of any fencing within or along the boundary of the site, details of its location, size, and height shall have been previously agreed in writing with the Director of Community Services;

(ii) That the Board confirms (as required by the Town and Country Planning (General Development Procedure) Order 1995 (as amended)) that the decision was taken for the reasons as set out in the recommendation of the Director of Community Services and having regard to the policies and proposals in the development plan which are relevant to the decision, as set out in the recommendation of the Director.

272. 1992/1209/01: Aggregate Industries UK Ltd. - Installation of four covered aggregate storage bays associated with the existing Benninghoven asphalt plant - Croft Quarry, Croft.

The Board considered a report of the Director of Community Services, a copy of which, marked ‘E’ is filed with these minutes.

RESOLVED:

(i) That the request from Aggregate Industries UK Ltd. be approved subject to the conditions nos. 1 to 3 as set out in the appendix to the report;
(ii) That the Board confirms (as required by the Town and Country Planning (General Development Procedure) Order 1995 (as amended)) that the decision was taken for the reasons as set out in the recommendation of the Director of Community Services and having regard to the policies and proposals in the development plan which are relevant to the decision, as set out in the recommendation of the Director.

273. 2005/3710/02: Severn Trent Water Ltd. - Construction of a chemical dosing unit in GRP enclosure - Shepshed Sewage Treatment Works, off Hathern Road, Shepshed.

The Board considered a report of the Director of Community Services, a copy of which, marked ‘F’ is filed with these minutes.

RESOLVED:

(i) That the application be permitted subject to the conditions nos. 1 to 4 as set out in the appendix to the report;

(ii) That the Board confirms (as required by the Town and Country Planning (General Development Procedure) Order 1995 (as amended)) that the decision was taken for the reasons as set out in the recommendation of the Director of Community Services and having regard to the policies and proposals in the development plan which are relevant to the decision, as set out in the recommendation of the Director.

274. 2005/1850/03: Anglian Water Services Ltd. - Proposed reduction in the size of pumping station compound and associated alteration to fencing and gates, and taller kiosk - Harborough Pumping Station, The Commons Car Park, off Coventry Road, Market Harborough.

The Board considered a report of the Director of Community Services, a copy of which, marked ‘H’ is filed with these minutes.

RESOLVED:

(i) That the application be permitted subject to the conditions nos. 1 to 6 as set out in the appendix to the report;

(ii) That the Board confirms (as required by the Town and Country Planning (General Development Procedure) Order 1995 (as amended)) that the decision was taken for the reasons as set out in the recommendation of the Director of Community Services and having regard to the policies and proposals in the development plan which are relevant to the decision, as set out in the recommendation of the Director.

275. 2005/1991/02: Shepshed High School, off Forest Street, Shepshed - Erection of replacement High School together with changing room extension to existing sports hall and associated external works (including erection of wind turbine) - revised scheme and variation of condition of consent.

The Board considered a report of the Director of Community Services, a copy of which, marked ‘I’ is filed with these minutes.
RESOLVED:

(i) That the Director of Resources be advised that there is no objection to the amendment of the approved development to incorporate the additional hard play area and fencing indicated on revised plan no. 2005/1991C/02 (drawing no. SK153 Rev C). The terms of condition no. 2 of the consent are amended accordingly, subject to -

   (a) Amendment to condition no. 24 of the consent by addition of the following words: “Unless otherwise first agreed in writing by the Director of Community Services the use of the hard play area indicated on approved revised plan 2005/1991C/02 shall be confined to the period between 0730 to 1800 hours (Mondays to Fridays).”

   (b) The Director of Resources being advised that the design and colour of the proposed fencing, together with appropriate replacement tree planting, will need to be agreed with the Director of Community Services in the terms of condition no. 4 of the original planning permission.

(ii) That the Board confirms (as required by the Town and Country Planning (General Development Procedure) Order 1995 (as amended)) that the decision was taken for the reasons as set out in the recommendation of the Director of Community Services and having regard to the policies and proposals in the development plan which are relevant to the decision, as set out in the recommendation of the Director.

276. 2005/1898/07: Plot no. 6 Larchmere Development, Cropston Drive, Coalville - Proposed change of use from residential dwelling to education and training facility.

The Board considered a report of the Director of Community Services, a copy of which, marked ‘J’ is filed with these minutes.

RESOLVED:

(i) That the application be permitted subject to the conditions nos. 1 to 7 as set out in the appendix to the report;

(ii) That the Board confirms (as required by the Town and Country Planning (General Development Procedure) Order 1995 (as amended)) that the decision was taken for the reasons as set out in the recommendation of the Director of Community Services and having regard to the policies and proposals in the development plan which are relevant to the decision, as set out in the recommendation of the Director.

277. Chairman’s Announcements.

The Chairman said that -

(i) Notification had recently been received of a training event which was taking place at the University of Lincoln on Thursday 23 February. Members wishing to attend should contact the Committee Officer.
(ii) The Planning Summer School would be taking place from 1-5 September 2006. Further details would be circulated to Members as soon as it became available.

(iii) Members were grateful for the information on the composting of MDF which had recently been circulated by the Director of Community Services.

278. Any other business that the Chairman decides is urgent: 2005/1236/01: SITA UK - Request to vary condition no.2 of planning permission 2000/0721/01 to extend the restoration deadline to 30 June 2006 - Narborough Landfill, Huncote Road, Narborough.

The Board considered an urgent report of the Director of Community Services, a copy of which is filed with these minutes. The reason for urgency was that some details were awaiting confirmation at the time the agenda for the meeting was circulated and the applicant wished to proceed with the work at the earliest opportunity if weather conditions allowed.

RESOLVED:

(i) That the application be permitted subject to the conditions nos. 1 to 3 as set out in the appendix to the report;

(ii) That the Board confirms (as required by the Town and Country Planning (General Development Procedure) Order 1995 (as amended)) that the decision was taken for the reasons as set out in the recommendation of the Director of Community Services and having regard to the policies and proposals in the development plan which are relevant to the decision, as set out in the recommendation of the Director.