

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD AT THE  
COUNCIL OFFICES, WIGSTON ON 20 NOVEMBER 2008

Present: Councillor J W Boyce - Chairman  
Councillor Mrs H E Loydall - Vice Chairman

Councillors: L A Bentley, T S Biring, G A Boulter, M O Carrara, M H Charlesworth, C S Gore, Mrs J M Gore, Mrs S Z Haq, R E R Morris and Mrs S B Morris (12)

Officers in attendance: Mrs A Court, R Harbour, C Forrett, Mrs T Carey, Miss S Jinks and D Allen.

Apologies for absence were received from Councillors Mrs L M Broadley and KMA Brown.

38. MINUTES

RESOLVED: That the minutes of the meeting of the Committee held on 23 October 2008 be taken as read, confirmed and signed.

39. REPORTS OF DEVELOPMENT CONTROL MANAGER

The Committee considered the Reports of the Development Control Manager, as set out in report pages 310 – 339, which should be read together with these minutes as a composite document.

RESOLVED: That the reports and the decisions in respect of each item be as shown in the following specific resolutions:-

Councillors R E R Morris and Mrs S B Morris declared an interest in the following item (being related to a person employed at the adjoining premises) and vacated the meeting during the discussion and voting thereon.

(1) 08/348/MCA – Change of Use from Hotel to 21 Flats and New Extension to form 18 Flats (Revision A), Grand Hotel, Canal Street, South Wigston

A site visit had been held earlier in the day. A late representation was considered. Amended plans had been submitted reducing the height of the extension to two storey at the front with three storey remaining at the rear, having the effect of reducing the number of units from 39 one bedroom units to 36, hence the need to amend the description accordingly. Officers were of the view that the proposed extension was acceptable but subject to the brickwork surround around the windows matching that of the existing and proposed window detailing – a further condition was suggested to cover this point. The Committee heard of the significance and architectural merit of the existing building, and of the measures being suggested to reflect these. During discussion, Members raised the following points:

- Roof Tiles – decorative course to be mirrored on front elevation of new building.
- Front boundary will to be retained and protected during construction, and rebuilt if any damage occurred (this to be subject of a Note to Applicant).
- The monetary figures to be inserted into the Section 106 Agreement to be circulated to Members.
- Officers to liaise with the College/Developer with a view to providing access through that site to the adjoining park.
- Clarification of the wall pillar to be demolished.
- Concerns about adequacy of car parking and fears of worsening the situation of on-street car parking.
- The nature of the tenure of the new dwellings.
- Inadequacy of amenity space in the development.

In viewing the application favourably, it was

RESOLVED: That

- (a) Subject to the completion of a Section 106 Agreement by 31<sup>st</sup> December 2008 and to the amendment of the description of the application, the recommendation to grant conditional planning permission be adopted, subject also to an additional condition: "23. Notwithstanding the submitted details the two windows shown on the first floor extension on the rear elevation (courtyard view) shall be the same brick detailed window surround to match those on the existing building and the proposed extension.", and the inclusion of Conservation Proposal 22, relating to the impact of development on significant local buildings in the reasons for Condition numbers 3-8 (inclusive) and the reason for the grant of planning permission.
- (b) In the event that the Section 106 Agreement is not completed by 31<sup>st</sup> December 2008, the application be refused for the reasons set out in the report.

(2) 08/370/ADV – Installation of an Illuminated Facia Sign, 10 The Parade, Oadby

Members were reminded that this was an application by Leicestershire County Council in connection with the new Oadby Library premises. Concerns were expressed that the lighting of the sign should only be illuminated while the library is open in order to conserve energy. It was explained that it would be unreasonable to impose a condition in this regard as the premises are within a commercial area, though it was anticipated that the library was likely to turn the illumination off in any event. This aspect could be covered by a Note to Applicant.

RESOLVED: That the recommendation to grant conditional planning permission be adopted.

(3) 08/393/FUL – First Floor Rear Extension, 27 Adlington Road, Oadby

The Committee heard that the proposed extension would have only limited impact on neighbouring properties.

RESOLVED: That the recommendation to grant conditional planning permission be adopted.

(4) 08/402/FUL – Single Storey Side and Front Extension and Conversion of Garage into Habitable Room, 32 Little Dale, Wigston

It was reported that this application was before the Committee because of the wedge-shaped extension. It was the opinion of officers that this would be hardly visible and would have little impact on neighbouring properties.

RESOLVED: That the recommendation to grant conditional planning permission be adopted.

(5) 08/403/FUL – Two Storey Side and Single Storey Rear Extension with Canopy to Front, 123 Aylestone Lane, Wigston

This application was before the Committee because it did not fully accord with Supplementary Planning Guidance. Again, there would be little impact on adjoining properties.

RESOLVED: That the recommendation to grant conditional planning permission be adopted.

40. PROPOSED ECO TOWN FOR LEICESTERSHIRE

The Head of Built Environment reported that there had been no further information received from the Co-op. There was a lack of detail underpinning the Co-op's Vision Document. Previous mention had been made of establishing working groups to consider aspects of the development, each group entering into discussions with the Co-op both to fill gaps in information and to challenge component parts. Reference was made to the strategic assessment being carried out by Consultants – Halcro, whose contract was being extended to allow for further information from the Government Department to be considered.

The Government had recently released its draft Planning Policy Statement on Eco Towns, which was out for consultation until 19<sup>th</sup> February 2009. It was understood that they would be holding a series of road shows in the County about this document (in Market Harborough, Oadby and the Highcross Shopping Centre in Leicester). The Oadby road show due on 22<sup>nd</sup> November had been postponed in favour of a date likely to be in January 2009. Again, the Council would consult its residents particularly in terms of transport, housing and the economy, with the outcome being fed back to the Government.

Mention was made of a grading system established for Eco Town candidates with A – likely to succeed, B – possibility (including Pennbury) and C – not so likely. The Chair referred to the preparation of a Spacial Strategy, in which Pennbury might feature if it survived the shortlisting process. Queries were raised why the Highcross road show

was still going ahead when the Oadby Event had been postponed. The Chair explained that the needs of Oadby residents were different from those of Leicester City, and a road show in Oadby at this stage would be premature. The meeting expressed concerns about the costs and other resources incurred by the Council in dealing with the Eco Town proposal and the Chair assured Members that these would be monitored very closely. Again, mention was made of the stakeholder event possibly to be held in January 2009, details of which would be provided at a later stage.

**The meeting closed at 7.50 pm**