Present: Councillors D Gair, D Jones, M Perks, M Sutton and S Todd

1. **ELECTION OF CHAIRMAN FOR THIS MEETING**

In the absence of the Chairman of the Planning and Grants Committee, it was **RESOLVED** that Councillor D Gair be elected Chairman for this meeting.

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Councillor D Gair – in the Chair
---oOo---

2. **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Crouch, Hirons, Toye

3. **DECLARATIONS OF INTEREST**

None were received.

4. **PLANNING APPLICATIONS**

Members **RESOLVED** to **SUPPORT** the following applications:-

<table>
<thead>
<tr>
<th>Reference</th>
<th>Type</th>
<th>Applicant</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>15/01550/PCD</td>
<td>DEL/LFI</td>
<td>Lutterworth College</td>
<td>Discharge of condition 11 (external lighting) of 14/00629/FUL, Lutterworth Grammar School and Community College, Bitteswell Road, Lutterworth.</td>
</tr>
<tr>
<td>15/01592/NMA</td>
<td>DEL/CRB</td>
<td>IDI Gazeley Limited</td>
<td>Erection of distribution warehouse and ancillary offices, parking and landscaping (proposed non material amendment to 15/00471/FUL) Former George House, Hunter Boulevard, Magna Park.</td>
</tr>
<tr>
<td>15/01597/FUL</td>
<td>DEL/CRB</td>
<td>Mr Andrew Milne</td>
<td>Erection of 9 dwellings with vehicular access (revised scheme of 15/000714/FUL), Land North of Lutterworth Bypass, Moorbarns Lane, Lutterworth.</td>
</tr>
<tr>
<td>15/01612/PCD</td>
<td>DEL/CRB</td>
<td>Mr M Welham</td>
<td>Discharge of Condition 3 (drainage). Condition 11 (landscaping) and Condition 12 (construction method statement of 15/00907/FUL) 18 Central Avenue Lutterworth.</td>
</tr>
<tr>
<td>15/01634/FUL</td>
<td></td>
<td>Mrs Emma Heavisides</td>
<td>Demolition of existing conservatory, erection of single storey rear extension to garage conversion and replacement garden room 21 Blackthorn Close, Lutterworth</td>
</tr>
</tbody>
</table>
Members RESOLVED to OBJECT to the following planning application on the grounds that it was contrary to:-

Core Strategy Policy CS3:- Delivering Housing Choice and Affordability

- To meet strategic housing requirements, the accommodation needs of the District’s population and the need for affordable housing.

- The delivery of affordable housing is also a key part to achieving Priorities 1 and 3 of the Harborough Sustainable Community Strategy.

Highways Safety Considerations (as per Core Strategy Policy CS5, CS11, CS17)

- There is an existing record of accidents at the proposed site access which is adjacent to a blind bend.

| 14/01628A/FUL (Amended Plan) | Westleigh Partnerships Ltd | Erection of 61 dwellings (including 15 affordable units) associated garaging, parking and infrastructure, revised access from Gilmorton Road for adjacent children’s indoor soft play facility; following demolition of existing buildings Vedonis Works, Leicester Road, Lutterworth |

Members RESOLVED to OBJECT to the following planning application on the grounds that it was contrary to:-

Highways Safety Considerations (as per Core Strategy Policy CS5, CS11, CS17)

- There is concern as to the capacity of the local road infrastructure to carry both Heavy Goods Traffic and the passenger vehicle traffic that the developments will generate.

- The possible restriction for vehicles accessing and egressing the Town together with the detrimental effect on the local road infrastructure, including the A5, the A426 and A4303.

- The effect the proposed development will have on the A426 entering into Bill Crane Way, the A426 Whittle Island and also the A4303 Southern Bypass roundabout that meets Coventry Road.

Neighbouring Site Amenity Considerations (as per Core Strategy Policy CS11)

- The resultant deterioration in air quality within the immediate vicinity.

- The impact of noise pollution owing to the increase in traffic movement, particularly HGV traffic.

- The impact of light pollution in view of the character and appearance of the proposed development

Economic Considerations (as per Core Strategy Policies CS6 and CS7)

- The lack of direct benefit to the local community in terms of employment.
Principle of Development Considerations (as per Core Strategy Policies CS1, CS2, CS5, CS9 and CS17)

- The lack of a strategic overview that the proposed development would have on Lutterworth and the surrounding area.

<table>
<thead>
<tr>
<th>Application No</th>
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<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>15/01531/OUT</td>
<td>COMM/MPA</td>
<td>IDI Gazeley Limited</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Hybrid Planning Application comprising: 1) Outline application for the demolition of existing buildings and erection of up to 426,000 sq m Storage and Distribution (B8) with ancillary offices (B1a), up to 3,700 sq m for a Logistics Institute of Technology (D1) with associated playing field, up to 9,000 sq m small business space (B1a, B1b), up to 300 sq m estate office with conference facility and exhibition centre (D1), the creation of a Country Park, other open space and landscaping works on land to the north of Mere Lane, formation of access road from Magna Park, creation of roundabouts, partial realignment of Mere Lane, upgrading of A5 to dual carriageway, creation of roundabout access on A5, creation of SuDS facilities and associated infrastructure and landscaping works (siting, extent and use of the defined parcels, the maximum quanta and height of buildings, the restriction on the siting of yards, demolitions and means of access to be considered only); and 2) Detailed application for the creation of a 140 space HGV parking facility, associated gatehouse and HGV Driver Training Centre, vehicle wash and fuelling facilities, and a rail freight shuttle terminal, with associated hard standing, landscaping works and SUDS facilities on land adjacent to Asda George Headquarters, A4303, Land At, Mere Lane Bittesby</td>
</tr>
</tbody>
</table>

Members RESOLVED to OBJECT to the following planning application on the grounds that it was contrary to:-

Neighbouring Site Amenity Considerations (as per Core Strategy Policy CS1)

This is already a substantial development. The inclusion of a roof terrace would impact on the neighbouring properties resulting in a loss of privacy to those properties and those properties bordering onto 4 St Mary’s Road, Lutterworth.

<table>
<thead>
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<tbody>
<tr>
<td>15/01633/FUL</td>
<td>DEL/RMS</td>
<td>Mr Dick Slater</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Erection of two and single storey rear extensions including roof terrace and patio areas, 4 St Marys Road, Lutterworth.</td>
</tr>
</tbody>
</table>
5. **IDI GAZELY LIMITED**

Members considered the response received from IDI Gazeley Limited to the Town Council’s letter of objection dated 5 August 2015 which was previously sent to the Highway Authorities.

Points noted included:-

i) additional information submitted regarding the DHL application would be considered by the District Planning Committee in late 2015;

ii) Leicestershire Highways required further information regarding the proposals which was anticipated in mid-November and would be considered in 2016; and

iii) at a recent meeting held at Harborough District Council’s offices, it was stated that there were no concerns regarding Lutterworth’s air pollution levels. Members commented that tests had shown levels to be six times more than the recommended safety levels for Europe.

Members requested that the response from IDI Gazeley Limited be included in the Town Council’s Agenda for 10 November 2015 in order to give all councilors the opportunity to comment.

6. **GRANT APPLICATIONS**

It was noted that no Grant Applications had been received since the last Planning and Grants Committee meeting on 6 October 2015.

7. **THANK YOU CORRESPONDENCE**

Members noted that thank you correspondence had been received from the Lutterworth Embroiderer’s Guild for the grant that they were awarded in September 2015.

The meeting closed at 7.35pm.

Signed ...........................................

Dated............................................