

COMMITTEE MINUTES

Minutes of the Planning Committee meeting held on 8 APRIL 2024 @ 7.30pm in the Astley Room, Village Hall, Station Road, Broughton Astley

PRESENT: Councillors R Patrick, B Davis, A Butteriss and D Beasley from 7.43pm

ALSO IN ATTENDANCE: Councillor M Stell

APOLOGIES: Councillor G Brown

NON-ATTENDANCE: Councillor P Shipman

CLERK: Mrs E Patrick

MINUTE NO.

2054.24 **1) APOLOGIES**

Received and accepted from Cllr G Brown.

2055.24 **2) DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATIONS**

None.

3) PLANNING APPLICATION TO BE CONSIDERED

24/00229/FUL

Location: Sutton Circuits, Sutton Lane Sutton In The Elms

Proposal: Change of use from holiday accommodation to a retirement village

2056.24 **RESOLVED:**

1. The original application of which we vehemently objected to, was approved on the basis that it was for holiday accommodation.

The original approval for the lodges (para 18) states " no lodge shall be occupied as a person's sole or main occupancy. Reason: To prevent unrestricted residential development in the open countryside, to support tourism and to ensure the form of the development would not have significant harmful effect on the countryside. The development of lodges for permanent occupation outside of established would not otherwise be permitted."

This statement appears clear and unequivocal. Initial approval was given on the

understanding that the lodges would NOT be used for permanent occupation.

When permission for the holiday lodges was granted, permission was subject to completion of the adjacent golf course. No such golf club exists and there is no sign of such completion taking place. It was stated in a previous application that the golf course was solely for the use of lodge occupants and this does not appear to have changed. There is continual reference to the golf course throughout the application. There is no golf club or evidence that it will be completed.

2. Broughton Astley Parish Council feels that their successful fulfilment of the Neighbourhood Plan and Housing Quota 2013–2023 has been ignored by Harborough District Council and contests this latest planning application as it falls outside the proposed limits of development and adds further housing to an already over-subscribed quota.

The suggested 'Self-Build' proposals seem to be a way of closing any loopholes in planning applications and a 'quick fire' way to get plans pushed through.

Broughton Astley Neighbourhood Plan provided for over 500 homes which is over and above the quota of 400 which was allocated by Harborough District Council.

3.1.10 of Harborough Local Plan 2011 to 2031 states 'The Neighbourhood Plan also allocates more than enough housing land to meet its needs'.

At present there is no requirement for additional houses in Broughton Astley either through the Local Plan or the Neighbourhood Plan. The Neighbourhood Plan has successfully delivered more than the original requirement of 283 houses.

3. Variation of Condition 18 (occupation) ' The previous Planning Application 11/00806/ETC Decision Notice stated in Condition 18

'the holiday cottages shall be for holiday purposes only, no lodge shall be occupied as a person's sole or main residence'. The site owners/operators shall maintain an up-to-date register of the name/s of the owners/occupiers of individual lodges on the site, and their main home address, and shall make this information available upon request at all reasonable times to officers of the Local Planning Authority.

Reason: To prevent otherwise unrestricted residential development in the open countryside, to support tourism objectives, to ensure 'the use remains compatible with the surrounding area and would not have a significant harmful effect on the countryside and to accord with Policies JNII , EV15 and LR/14 of the Harborough District Local Plan. ***An unrestricted development of dwellings for permanent occupation on this site, which lies outside a sustainable settlement, would not be permitted***'.

4. Traffic/Highway

Members are extremely concerned with the volume of additional traffic this development would create due to its location at the edge of the settlement.

There is only one access to the settlement which links with the B581 Broughton Way. At present there is traffic to existing dwellings, the golf course, Retirement Home, Baptist Church, local Farms, the Barn (employment) and the go karting site.

Exiting Sutton Lane on to the B581 is already difficult due to the volume of traffic that uses the B581, this junction will become further overloaded with residential, commercial and service vehicles. The safety impact created by this additional traffic is not acceptable.

LCC highways noted in the original application 09/00153/OUT that the trip rates for holiday lodges are significantly lower than for conventional dwellings and the higher trip rates associated with dwellings would be unacceptable in this location.

Residential dwellings would create a massive intensification of vehicle use down Sutton Lane.

Beyond the Elms Crescent development the lane has no lighting or footpath rendering the highway dangerous to both pedestrians and car users due to the increased traffic the development would create.

5. Sustainability

Sutton in the Elms does not have any commercial or social infrastructure (excluding the Baptist Church) to support further development and relies wholly on retail, medical, education, leisure, pubs and restaurant facilities within the main areas of Broughton Astley approximately one mile from the furthest end of Sutton Lane. This means additional traffic trip rates.

The bus service has been reduced, the nearest bus stop is further away from Sutton in the Elms. This development means that residents will have too far to walk to the village amenities and encourages the use of the car.

Harborough Local Plan 2011–2031 Local Plan Objective 10. Transport: Provide greater opportunities to reduce car use, thereby reducing the impacts of road

traffic on local communities, the environment and air quality, by locating development where there is good access to jobs, services and facilities, and by supporting improvements in public transport, walking and cycling networks and facilities.

The application proposes that the site will be 'restricted to those over the age of 50' this further compounds the use of cars. By definition an older population are more likely to suffer with mobility issues, making the walk to amenities in the village improbable, there is no bus link to the village so the use of a car will be required.

The increase in permanent residents will add additional pressure on an already stretched Doctors Surgery and Pharmacy. The impact of full-time residency in comparison to holiday lets is significant and unsustainable.

6. Impact on Sutton in the Elms

Harborough Local Plan 2011 –2031 Local Plan Objective 7. Historic environment: Protect and enhance the character, distinctiveness and historic significance of settlements and their wider landscape and townscape settings, thereby recognising the important contribution that heritage assets and their settings make to securing a high quality public realm and supporting tourism and the economy.

Sutton in the Elms is part of Broughton Astley but is detached from it by B581, with only one access point, thereby creating its own character and distinctiveness.

When travelling along Sutton Lane (formally Leicester Road) the closeness of the dwellings spreads out and becomes enveloped by the countryside. To allow this development for residential occupancy would enable the remaining green fields between this site and the current settlements to become infill sites. This encroachment into the countryside would change the small settlement and destroy its character and distinctiveness.

7. Broughton Astley Parish Council fully supports the residents previously submitted objections and vehemently objects to this application. The Parish Council is aware that the residents are hugely frustrated by the quantity of applications that continue to be submitted for this rural hamlet location, which requires them to keep resubmitting the same objections each time as every application fails to appreciate the impact that such developments would create.

24/00309/FUL

Location: 9 Johnson Close, Broughton Astley, Leicestershire

Proposal: Single storey side extension and insertion of side door

2057.24

RESOLVED: The Committee has no objections to the submitted application

2058.24

4) DECISIONS ON PLANNING APPLICATIONS

24/00019/FUL	50 Blenheim Crescent	Erection of a single storey front extension	Approve (C)
23/01488/FUL	Sutton Hill Farm Coventry Road	Change of use of land for the storage of 4 mobile lorry trailers (retrospective)	Approve (C)
24/00027/FUL	10 Frolesworth Road	Single storey side and rear extension with covered terrace and new fencing	Approve (C)

5) ENFORCEMENT CASES

2059.24

27.02.2024	24/00043/COMS	Land Off Crowfoot Way Broughton Astley Leicestershire	Broughton Astley	Landscaping has not been carried out in accordance with Landscape Management Plan, and approved plans.
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6) TO CONSIDER MATTERS RELATING TO THE NEIGHBOURHOOD PLAN

2060.24

None to discuss.

7) ANY URGENT PLANNING MATTERS BY CONSENT OF THE CHAIR

2053.24

Blaby Planning Obligations and Developer Contributions Supplementary Planning Document Consultation letter – received and Cllrs agreed to review the document.

DATE OF NEXT PLANNING COMMITTEE MEETING - Astley Room Tuesday 7th May 2024