

MINUTES OF THE PLANNING COMMITTEE MEETING
HELD MONDAY 30TH APRIL 2018
7.30 PM
BURBAGE MILLENNIUM HALL

Present: Cllr Mrs M Sherwin (in the chair)
 Cllrs Mrs L Hoelmer, Mr T Iliffe, Mr M Nickerson, Mr P Morris, Mr N Robinson,
 Mrs L Rooney, Mr S Rooney, Mr H Wilkins and Mr P Williams

In Attendance: H Thomasson (Deputy Principal Officer)

Present: 2 Members of the public

235 APOLOGIES FOR ABSENCE

No apologies had been received.

236 MEMBERS DECLARATIONS OF INTEREST

Cllr Mr P Williams declared personal non pecuniary interest in application 18/00197/CONDIT – 333 Rugby Road.

237 MINUTES OF THE MEETING HELD MONDAY 16TH APRIL 2018

The minutes of the meeting, having been circulated to all Members, were considered. Proposed by Cllr Mr Iliffe, seconded by Cllr Mr Nickerson, it was

RESOLVED – the minutes of the meeting held Monday 16th April 2018 be approved and signed by the chairman.

238 MATTERS ARISING

There were no matters arising from the previous minutes.

239 PUBLIC QUESTIONS & COMMENTS

Members of the public present expressed an interest in application 18/00122/FUL - 339 Rugby Road and were given an opportunity to provide further details and comment on this application.

240 APPLICATIONS HAVING RECEIVED CONSENT

18/00228/HOU 84A Coventry Road - Single storey rear extension

18/00219/HOU Stretton Pines Wolvey Road - Single storey side extension and detached car port and store.

18/00210/HOU 82 Coventry Road - Two storey front and rear extension and single storey side extension

18/00159/FUL Merrifield House Merrifield Gardens - Erection of 5 dwellings (re-submitted scheme)

18/00213/HOU 5 Lysander Close - Two storey side extension

241 APPLICATIONS HAVING BEEN REFUSED

18/00038/HOU 15 Denis Road - First floor extension to bungalow to form two and a half storey dwelling with alterations to all elevations (resubmission of 17/00546/HOU)

18/00189/HOU 17 Greenmoor Road - Single storey rear extension. Replacement garden store.

242 APPLICATIONS HAVING BEEN WITHDRAWN

18/00145/ADV 2 Aldridge Road - Erection of one non-illuminated hoarding sign and one non-illuminated fascia sign

18/00206/HOU Welbeck 22 Beechwood Avenue - Raising of roof and two storey front extension to form two and a half storey dwelling and single storey side extension

18/00253/CLUP 18 Strutt Road Burbage - Certificate of (proposed) lawful development for boundary walls to the front of the property

243 REVIEW OF APPLICATION RECEIVED

18/00122/FUL 339 Rugby Road

Demolition of existing dwelling and the erection of a detached two storey dwelling and a detached double garage (re-submission).

After considering the re-submitted scheme, it was resolved to object to this application. The first floor area above the garage will have a significantly detrimental effect on the amenities enjoyed by the neighbouring property (No.337), due to the overbearing effect it will have and the loss of light to a habitable room.

2 Member of the public left the meeting at this point.

18/00197/CON 333 Rugby Road - Variation of Condition 2 of planning permission 17/00798/FUL to enable the development to be constructed in accordance with alternative external materials.

No Objections

18/00367/FUL 13 Freemans Lane

Erection of a detached dwelling (resubmission of 17/00266/FUL).

The amended scheme was considered and after some discussion it was resolved to object to this application. The proposed development would have an overbearing and unsatisfactory relationship with neighbouring properties that would be significantly detrimental to the amenities enjoyed by the occupiers of those properties. There would be inadequate separation distance between the existing properties and the proposed property, resulting in overdevelopment of the site and would be out of keeping with the street scene and established area. Adequate parking provision is not demonstrated by the applicant. Having no parking provision for a two bedroomed property is totally unacceptable.

18/00374/FUL 1 Farm Road

Erection of one new dwelling, access and parking arrangements.

It was resolved to object to this application. Inadequate separation distances between the existing and proposed property would result in the overdevelopment of the site and would be significantly out of keeping with the established street scene. The division of garden space, within the site, will not ensure an adequate degree of amenity and privacy for existing or future occupiers.

18/00302/FUL Land South Of Amber Way

Erection of 40 dwellings & associated infrastructure

After a lengthy discussion it was resolved to object to this application. The overall planning scheme for the Sketchley Brook development site was to deliver

a maximum of 375 dwellings, as these have already been met through other approved planning applications, additional housing on this site is neither, wanted, or justified. However if allowed we would ask that the boundary adjacent with the Brook Corridor has more tree/hedge screening; that more amenity parking is provided, including disabled spaces, to allow visitors to enjoy the Brook Corridor and open space; And “No Parking” restrictions should apply to Brookfield Road ensuring on-road parking does not cause access problems and to enhance the visual gateway to the town.

- 18/00358/FUL Land Adjacent Hunts Building Burbage Road
Change of use to storage and distribution and to allow the siting of 32no. 6.0 x 2.40 x 2.50m high storage containers.
It was resolved to object to this application. There are serious concerns regarding access, parking and manoeuvrability within this site and feeder road, as it is already a busy, problem area. It is a notoriously difficult site to access, mostly due to the well-used gym facility, with traffic chaos at busy commuter times, causing queues past the filling station, as traffic attempts to access or leave the site. The access road is just not wide enough for vehicles to pass one another, this problem is exacerbated by the very poor road surface and access width which restricts vehicles having sufficient room to pass. The plans are not very explicit, other than to show the users need to gain access to the very end of the site, and if those are commercial vehicles, traffic blockage and difficulties on the Burbage Road is foreseen. Hinckley and Bosworth Borough Council’s planning committee are requested to undertake a site visit in connection with this proposal, which should be carried out during rush-hour traffic conditions to get a true view of the issues that may arise.
- 18/00350/HOU 72 Sapcote Road
First floor extension above existing garage
No Objections
- 18/00360/TPO Moat House New Road
T1 & T2 Sycamore – Fell
It was resolved to object to this application. The information provided is considered inadequate and unclear. An arboricultural report should be provided, giving full details of the proposed works and approved by HBBC's tree officer. These trees should be retained, if at all possible, as they are aesthetically important in the street scene and the reduction of mature trees in and around the village is of concern.
- 18/00313/TPO 34 Cardinal Drive
T1 and T2 Lime- Prune overhanging branches back to tree (re-consultation)
It was resolved to object to this application. The information provided with this application is still considered inadequate and unclear. An arboricultural report should be provided, giving full details of the proposed works and approved by HBBC's tree officer. Ownership of the trees should also be established and relevant consultation made prior to any works being carried out.
- 18/00393/HOU 134 Wolvey Road
Single storey rear extension and pitched roof over existing extension
No Objections

244 **TEN Applications**

Burbage House Lutterworth Road – Event 23-24/06/18, 13:30 – 02:00 – Sale of alcohol
Wedding.
No objection or comment.

Britannia Playing Fields – Event 27/05/18 – 10:30 – 18:30 – Sale of alcohol – Charity football
tournament.
No objection or comment.

Marlow's Farm Lutterworth Road – Event 29-30.06.18, 12:00 – 22:30 – Sale of alcohol –
Small music festival on farmland.
No objection or comment.

Burbage Common Leicester Road – Event 13.05.18, 09:00-18:00 – sale of alcohol on market
stall (for consumption off site).
No objection or comment.

245 **TO CONSIDER SUBMITTING A PLANNING APPLICATION FOR FURTHER TREE WORK AT ST
CATHERINE'S CHURCHYARD**

After some discussion it was resolved to take no further action at this time, as further discussion
with HBBC's Conservation Officer and Tree Officer was required.

There being no further business, the meeting closed at 8.45pm.