

MINUTES OF A MEETING OF THE PLANNING COMMITTEE
HELD ON MONDAY 25TH FEBRUARY 2019 AT 7PM
IN BURBAGE MILLENNIUM HALL

Present: Cllr Mr P Morris (in the chair)
 Cllrs Mr A Iliffe, Mr K Lynch, Mr M Nickerson, Mr N Robinson, Mrs L Rooney,
 Mr H Wilkins, Mr P Williams, Ms A Wright

In attendance: R Parrish (Deputy Principal Officer)
 Five members of the public

These minutes remain a draft document until approval at the next planning committee meeting

172. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Cllr Mrs M Sherwin and Cllr Mr S Rooney.
 Proposed by Cllr Mr Williams, seconded by Cllr Mr Iliffe, it was

RESOLVED - that all apologies be accepted

173. MEMBERS' DECLARATIONS OF INTEREST

Cllr Mr Wilkins declared a personal, non-pecuniary interest in the TEN application relating to
 Burbage Community Library at agenda item 10.

174. MINUTES OF THE PLANNING COMMITTEE MEETING HELD MONDAY 11TH FEBRUARY 2019

Minutes of the meeting, having been circulated to all members, were considered. Proposed
 by Cllr Mr Wilkins, seconded by Cllr Mr Iliffe, it was

RESOLVED – that the minutes of the meeting held Monday 11th February 2019 be approved

175. MATTERS ARISING

Deputy Principal Officer reported that an amended planning application 18/01278/FUL 131
 Lutterworth Road had been received subsequent to the publication of the agenda, with a
 consultation expiry date of 7th March. The next scheduled planning committee meeting
 being 11th March, Members agreed that the application could be considered by email
 communication, if it was not possible to secure a suitable extension to the consultation
 period.

176. PUBLIC QUESTIONS & COMMENTS

Five members of the public spoke against a licensing application for 95 Church Street, The
 Crafty Elbow, listed at agenda item 9 a).

177. LICENCE APPLICATIONS

177.1 The Crafty Elbow, 95 Church Street

Having listened to public comments and following further discussion, Members repeated and added to previously recorded objections to this application. It was felt that the property in question was an inappropriate venue for a public bar, having residential properties close by and above, which would be adversely affected by potential noise, littering and other nuisance caused by people using the venue. It was felt that, as the venue has little outside space, people would congregate on the narrow footpath at the front or around the door at the back, to smoke in all weathers and to be outside on warmer days, which would be an extra nuisance not only to the closest residential properties but to any passers-by. Public safety would be compromised if patrons were to congregate at the front as either they or passers-by would be forced to step into the road to allow a pedestrian to pass. It was felt that wheelchair users and those responsible for them, could be in particular danger in this situation. The property opens on to a busy road, on a bend, at a section already congested with parked vehicles on either side. It was feared that the potential for an accident involving a pedestrian and a vehicle would be high. Incidents of criminal damage and public disorder – including urinating/defecating and vomiting in public spaces and on private property - are already experienced by residents in relation to existing pubs and clubs in the village and there are concerns about increasing the level of this kind of anti-social behaviour. It was noted that at least one family with young children lives in close proximity to the property and it was felt that these and other children could be at increased risk of harm if subjected to the scenarios mentioned above – particularly with regard to smoking, highway danger and anti-social behaviour. As the street in question is already heavily used for on-street parking, it was felt that patrons arriving by car may end up parking inappropriately elsewhere in the village, causing nuisance or safety issues. Were patrons to arrive and leave by taxi, it was feared that cabs would wait in the road (if no car parking space available), which would create an extra highway hazard near a busy bend.

Five members of the public left the meeting at this point.

177.2 MRH Burbage Road Service Station

Members objected to this application. It was felt that extending hours of sales of alcohol at a site designed to attract drivers would directly encourage drink-driving – therefore encouraging, rather than attempting to prevent crime and disorder. As there are no other 24-hour shops selling alcohol in the area, it was felt that more drivers would be attracted to the site, increasing the number of vehicles at unsociable hours, increasing the nuisance to surrounding properties and the likelihood of vehicle incidents, a direct risk to public safety. In addition to drivers using the service station, it was feared that, if allowed to serve 24 hours, the site shop would become frequented by people from the vicinity and beyond, both pedestrian and drivers, looking to buy alcohol after-hours. This would likely lead to increasing incidents of intoxication and associated public disorder and anti-social behaviour, including littering, intimidation, urination/defecation, vomiting and assault. If food was served, as proposed, this would also likely lead to increased littering, either in the immediate vicinity or on the roads out of the site, with packaging and half-eaten food likely to be thrown from car windows.

178. APPLICATIONS HAVING RECEIVED CONSENT

- | | |
|-----------------|--|
| 18/01282/CONDIT | 161 Coventry Road – Variation of conditions 2 and 3 of planning permission 17/00953/HOU to amend extension footprint and window design |
| 18/01253/FUL | 1 Lutterworth Road – Change of use to offices (use Class B1a) and extensions and alterations to building to include a detached triple garage |
| 18/01182/OUT | 2 Windsor Street- Erection of 4 apartments (outline – access, appearance, layout, scale) resubmission of 17/01309/OUT |

179. APPLICATIONS HAVING BEEN WITHDRAWN

- | | |
|--------------|---|
| 19/00025/FUL | Land adjacent The White House, Watling Street – erection of one detached dwelling |
|--------------|---|

180. REVIEW OF APPLICATIONS RECEIVED

- | | |
|--------------|--|
| 19/00074/HOU | Hill Top 44 Far Lash – Replace existing flat roof on dwelling with hipped roof, convert existing garage space to habitable room with external alterations to all elevations and roof alterations to include a hipped roof. No objections |
| 19/00153/HOU | 7 Goosehills Road – Demolition of conservatory and existing extension and construction of single storey rear extension. No objections |
| 19/00187/TPO | St Catherine’s CE Church, Hinckley Road – Works to trees
No objections |

181. TEMPORARY EVENTS NOTICE APPLICATIONS

Having been circulated to all Members, the following TEN applications were noted:

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|---------------------------|--|
| 15 th May 2019 | Burbage Community Library, Church Street
Evening talk
Sale of alcohol, regulated entertainment
19:00 – 20:30
Applicant: Janette Scarlett |
| 18 th May 2019 | 1 st Burbage Scout HQ, Britannia Road
Barn dance
Sale of alcohol, regulated entertainment
19:30 – 23:00
Applicant: Janette Scarlett |

182. LEICESTERSHIRE MINERALS & WASTE LOCAL PLAN TO 20131 PROPOSED MODIFICATIONS

Consultation documents having been circulated to all Members, Deputy Principal Officer reminded Members that the deadline for comments was 8th March 2019.

183. WORKING PARTY REPORTS

183.1 National Rail Freight Interchange

No meeting of the National Rail Freight Interchange working party had been held since the last meeting.

Working party member and chairman of an HBBC NRFI working party, Cllr Mr Nickerson, reported that he had attended a meeting of a public action group against the NRFI on 20th February. The HBBC working party was next due to meet on 4th March.

There being no further business, the meeting closed at 7.33pm.