

MINUTES OF A MEETING OF THE PLANNING COMMITTEE
HELD ON MONDAY 28TH JANUARY 2019 AT 7PM
IN BURBAGE MILLENNIUM HALL

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

In attendance: R Parrish (Deputy Principal Officer)

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

149. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Cllr Mr Iliffe. Proposed by Cllr Mr Rooney, seconded by Cllr Mr Williams, it was

RESOLVED - that the apology be accepted

150. MEMBERS' DELCARATIONS OF INTEREST

Cllrs Mr Morris, Mr Rooney, Mrs Sherwin and Mr Williams, all being members of the Cemetery Working Party, declared a non-pecuniary interest in application 19/00072/TPO at agenda item 9.

151. MINUTES OF A PLANNING COMMITTEE MEETING HELD MONDAY 14TH JANUARY 2019

Minutes of the meeting, having been circulated to all Members, were considered. Proposed by Cllr Mr Williams, seconded by Cllr Mr Morris, it was

RESOLVED – that the minutes of the meeting held Monday 14th January 2019 be approved

152. MATTERS ARISING

152.1 Hinckley National Rail Freight Interchange working party

Cllrs Mrs Sherwin and Mr Williams, having attended a meeting of a cross-parish Hinckley National Rail Freight Interchange working group held in Sapcote on 24th January 2019, gave a verbal report to the committee.

Proposed by Cllr Mr Williams, seconded by Cllr Mr Morris, it was

RESOLVED – that a National Rail Freight Interchange Working Party be formed comprising Cllrs Mr Lynch, Mr Morris, Mr Nickerson, Mrs Sherwin, Mr Williams & Mr Rooney in his capacity as Chairman of the Parish Council

153. PUBLIC QUESTIONS & COMMENTS

There were no members of the public present

154. APPLICATIONS HAVING RECEIVED CONSENT

- 18/01215/HOU 9 Valiant Close – first floor extension over existing garage and alterations to roof of existing front elevation, two storey side extension, single storey rear extension, single storey side extension, conversion of one existing garage and alterations to the elevations of the dwelling
- 18/01101/ADV Burbage Farm Cottage, Workhouse Lane – erection of non-illuminated sign
- 18/01100/ADV Land north east of Start Farm Watling Street – erection of 2 non-illuminated adverts
- 18/01226/HOU 25 Sharpless Road – two storey side extension and single storey front extension

155. APPLICATIONS HAVING BEEN WITHDRAWN

- 18/01145/COU Unit 3 Hinckley Business Centre Burbage Road – change of use of Unit3 from B8 to D2 for purpose of a dance and drama studio

156. APPEALS HAVING BEEN LODGED

- 18/00783/HOU Welbeck 22 Beechwood Avenue - Raising of roof & two storey front extension to form two storey dwelling & single storey side extension (re-submission of 18/00206/HOU)

157. REVIEW OF APPLICATIONS RECEIVED

- 19/00045/HOU 207 Sketchley Road – erection of boundary wall and gates. Members objected to this application, which they felt to be out of keeping with the character of the area and of an inappropriate design within the street scene. There was concern about the height of the railings, as exposed points could pose a safety hazard to footpath users, particularly given the proximity to a school and with regard to the number of children regularly using that route. In addition, it was noted that lights incorporated into the gate columns shine directly out on to the road, creating glare and reducing visibility for passing drivers, causing a traffic hazard.
- 19/00054/TPO 54 Kensington Avenue – works to one ash tree. Members did not object to this application but wanted to put on record their hope that developers would take into account at the design stage the location and likely eventual growth of any trees involved in future developments, to avoid the need for remedial work at build stage.
- 19/00068/CTPO 1 Manor Close- fell sycamore tree T1 and crown reduce sycamore T2 by 2m, formative prune crown and raise crown by 3m over footway

and 6m over garden protected by LCC Burbage (Sketchley Hall) TPO 1967.

No objections.

19/00075/FUL Johnsons Cleaners UK Rugby Road – demolitions of all buildings, site clearance, stockpiling of recyclable aggregate and erection of perimeter fencing.

Members wished it to be noted that they had no objections to the application, provided that it was not being submitted with the intention of no longer proceeding with a gateway development application required by this Parish Council as a replacement for the heritage buildings being demolished on the site, which, at the time of this meeting, was being processed by HBBC.

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

18/01189/HOU 159 Sketchley Road – single storey front extension including 2 bay windows, proposed new boundary treatments

Members did not object to this application but wanted to put on record their concern about the inclusion of railings with exposed points which could pose a safety hazard on a public footpath.

19/00056/HOU 78 Hinckley Road – detached double garage.

Members strongly objected to this application. Although described as a double garage, the plans show an internal first floor, with two dormer windows, as well as a new vehicular access on to Woodland Avenue. It was felt that, to serve the purpose of garaging vehicles, a single storey building, without dormer windows, would suffice. The proposed new vehicular access was considered to be entirely inappropriate and hazardous, as it would open onto a busy road, which is regularly congested with parked vehicles on both sides, and a bus stop on the footpath.

19/00072/TPO St Catherine’s Church – works to trees

No objections.

158. LICENCE APPLICATION

A licence application for 95 Church Street, having been circulated to all Members, was considered. Members strongly objected to the application. It was felt that the property in question was an inappropriate venue for a public bar, having residential properties close by and above. There was concern that the proposed use would generate unacceptable levels of noise, potential nuisance and extra traffic on an already busy road which is in constant use for on-street parking, at unsociable hours, including on week nights.

159. TEMPORARY EVENT NOTIFICATION

Hastings High School August 17 2019

Burbage Gardening Club annual show
Sale of alcohol from 4pm – 9pm

Members had no objections to this application

160. HBBC NEW DIRECTIONS FOR GROWTH CONSULTATION

A list of SHEELA sites, having been circulated to all Members, was considered. Members wished it to be noted that the current Neighbourhood Plan identifies no housing need in Burbage.

161. WILLOUGHBY DRAFT NEIGHBOURHOOD DEVELOPMENT PLAN

A public consultation document, having been circulated to all Members, was noted.

There being no further business, the meeting closed at 8.14pm