MINUTES OF REMOTE MEETING OF THE PLANNING COMMITTEE

HELD ON MONDAY 20th APRIL 2020 AT 6.00PM

BY CONFERENCE CALL

Present: Cllr Mrs M Lynch (in the chair)
Cllrs Mrs D Glenville, Mrs L Hoelmer, Mr K Lynch, Mr N Robinson, Mr R Mayne, Mrs M Sherwin, Mr B Walker, Mr H Wilkins, Mr P Williams

In attendance: J Perry (Deputy Principal Officer)
H Thomasson (Principal Officer)
3 Members of the public

These minutes are subject to approval at the next planning committee meeting

240. APOLOGIES FOR ABSENCE
There were no apologies for absence at this time.

241. MEMBERS’ DECLARATIONS OF INTEREST
Cllrs Mr Lynch and Mr Walker, as members of Hinckley & Bosworth Borough Council Planning Committee, declared that they would not vote on any item on this agenda, reserving their right to vote later in the local planning process.

242. MINUTES OF MEETING HELD MONDAY 6th APRIL 2020
The minutes of the meeting held Monday 6th April had been circulated and were considered. Proposed by Cllr Mrs Sherwin, seconded by Cllr Mrs Hoelmer, it was

RESOLVED – that the minutes of the meeting held Monday 6th April 2020 be approved and signed by the chairman

243. PUBLIC QUESTIONS & COMMENTS
One member of the public spoke in objection to application 20/00094/FUL – Land rear of 5-15 The Coppice. One written representation on application 20/00094/FUL had been received and circulated to members prior to the meeting.

244. MATTERS ARISING
(a) Rugby Borough Council Air Quality SPD Consultation
Members noted the circulated communication from Rugby Borough Council concerning the Air Quality SPD Consultation closure being extended indefinitely and would await their further communication once a closure date has been agreed.
(b) 20/00286/OUT – Michealmas Cottage, 138 Sapcote Road
The Deputy Principal Officer (DPO) informed members that 4 written representations had been received from members of the public after the Planning Committee meeting held 6th April. It was confirmed that the members of public had submitted their comments to the
local planning authority and acknowledgement replies had been sent by the DPO to those concerned.

245. APPLICATIONS HAVING RECEIVED CONSENT

20/00169/HOU  51 Balliol Road - Porch Extension
20/00147/HOU  12 Broadsword Way - First floor side and single storey front extension (resubmission of 19/00287/HOU)
20/00014/FUL  Lyndhurst Bullfurlong Lane - Demolition of existing bungalow and construction of 2 storey dwelling and ancillary single-storey outbuilding to rear

246. APPLICATIONS HAVING BEEN REFUSED

20/00107/ADV  Land South Of Amber Way - Temporary advertisement banner hoarding to be erected on north boundary of the public open space facing Rugby Road

247. APPLICATIONS HAVING BEEN WITHDRAWN

19/01369/REM  Sketchley Hill House Rugby Road - Approval of reserved matters (access, appearance, landscaping, layout and scale) of outline planning permission 14/01189/OUT for residential development of 9 dwellings

248. REVIEW OF APPLICATIONS RECEIVED

20/00094/FUL  Land rear of 5 – 15 The Coppice – Proposed residential development of 9 dwellings (Re-consultation) Members had considered the points that the member of public had raised and after further discussion resolved to maintain their original objection to this re-consultation as submitted on 17th March 2020:

“Having considered the requirement for housing land supply, members felt that, whilst being mindful that the 5-year supply is not being met, Burbage has already significantly exceeded the minimum provision of 295 houses. It was strongly felt that the provision of 9 further homes would not outweigh the balance of harm that would be done by this development. Members qualified their objections to the application with consideration to national, district and local policies, together with the emerging Burbage Neighbourhood Plan as follows:

The site is outside of the settlement boundary and would encroach into the Green Wedge resulting in a harmful and unnecessary loss of open countryside within an area that is important to the people of Burbage.

The site is wholly within a Candidate Local Wildlife Site identified in the emerging Burbage Neighbourhood Plan as site 17 and lies within the HBBC Biodiversity Improvement Area. Any development within this area would cause irreparable damage to and loss of the natural and historic environmental features contrary to Policy 7 of the BNP. There are also
identified protected species on the site and the proposed Plot 9 would necessitate destruction and removal of the species and habitat.

Tree Protection Orders are in place on the site and the proposal to remove any significant trees to facilitate development would result in the loss of ecological habitats, impacting on biodiversity and visual amenity.”

In addition, it was felt that, despite the submission of an Ecological Mitigation and Enhancement Plan by the developer, there would be no net gain in terms of biodiversity to outweigh the loss of this heritage asset as the housing development would destroy too much of this local priority mesotrophic grassland. There were also concerns that the report identified that further surveys were recommended in certain areas and therefore members did not have a full picture to evaluate. Members also had grave concerns regarding the misleading and inconclusive evidence from all documents supplied with regard to the implications for TPO trees and hedgerows, with particular worries over the developer’s previous lack of respect for TPO trees on the site.

<table>
<thead>
<tr>
<th>Agree</th>
<th>Disagree</th>
<th>Abstain</th>
</tr>
</thead>
<tbody>
<tr>
<td>7</td>
<td>0</td>
<td>3</td>
</tr>
</tbody>
</table>

1 member of the public left the meeting at this point

20/00244/HOU 7 St James Close – Two storey and single storey rear extension
Cllr Mr Williams declared a personal non-pecuniary interest in this application at this point and declared that he would abstain from voting on this occasion.
No objections

<table>
<thead>
<tr>
<th>Agree</th>
<th>Disagree</th>
<th>Abstain</th>
</tr>
</thead>
<tbody>
<tr>
<td>7</td>
<td>0</td>
<td>3</td>
</tr>
</tbody>
</table>

20/00325/HOU 89 Forrester’s Road – One and a half storey side extension and x4 dormers
No objections

<table>
<thead>
<tr>
<th>Agree</th>
<th>Disagree</th>
<th>Abstain</th>
</tr>
</thead>
<tbody>
<tr>
<td>7</td>
<td>1</td>
<td>2</td>
</tr>
</tbody>
</table>

20/00198/CONDIT 21 Greenmoor Road – Variation of condition 2 of planning permission
15/01042/FUL to include single storey front extension
No objections

<table>
<thead>
<tr>
<th>Agree</th>
<th>Disagree</th>
<th>Abstain</th>
</tr>
</thead>
<tbody>
<tr>
<td>8</td>
<td>0</td>
<td>2</td>
</tr>
</tbody>
</table>

20/00328/HOU 128 Featherstone Drive – Single storey side extension
No objections

<table>
<thead>
<tr>
<th>Agree</th>
<th>Disagree</th>
<th>Abstain</th>
</tr>
</thead>
<tbody>
<tr>
<td>8</td>
<td>0</td>
<td>2</td>
</tr>
</tbody>
</table>

20/00341/HOU 18 Freemans Lane – Single storey rear extension (part-retrospective)
No objections

<table>
<thead>
<tr>
<th>Agree</th>
<th>Disagree</th>
<th>Abstain</th>
</tr>
</thead>
<tbody>
<tr>
<td>7</td>
<td>1</td>
<td>2</td>
</tr>
</tbody>
</table>

20/00344/HOU 15 Woodstock Close – Two storey side extension
No objections

<table>
<thead>
<tr>
<th>Agree</th>
<th>Disagree</th>
<th>Abstain</th>
</tr>
</thead>
<tbody>
<tr>
<td>8</td>
<td>0</td>
<td>2</td>
</tr>
</tbody>
</table>

249. CANCELLATION OF TENS

Members noted the following cancellation notifications that had been circulated

<table>
<thead>
<tr>
<th>TEN</th>
<th>Description</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>20/00097/TEN</td>
<td>Burbage Congregational Church</td>
<td>13.05.20</td>
</tr>
<tr>
<td>20/00089/TEN</td>
<td>First Burbage Scout Headquarters</td>
<td>09.05.20</td>
</tr>
<tr>
<td>20/00090/TEN</td>
<td>Burbage Library</td>
<td>13.05.20</td>
</tr>
</tbody>
</table>
250. **WORKING PARTY REPORTS**

(a) National Rail Freight Interchange

There had been no meeting of the working party and no reports were available at this time.

(b) Neighbourhood Plan

There had been no meeting of the working party. It was reported that the public examiner had issued his recommendations for the Burbage Neighbourhood Plan following the public hearing on March 3\textsuperscript{rd} 2020 and that Hinckley & Bosworth Borough Council were in the process of formulating their response. No indication of a date for their decision notice had been forthcoming. After much discussion it was agreed that the Working Party and Steering Group should meet as a matter of urgency and report back to the next Planning Committee meeting.

251. **NEXT MEETING DATE**

Monday 11\textsuperscript{th} May 2020, 6.00pm – by conference call

There being no further business, the meeting closed at 7.47pm.