

MINUTES OF REMOTE MEETING OF THE PLANNING COMMITTEE

HELD ON MONDAY 10TH AUGUST 2020 AT 6.30PM

This meeting was held using video and web conferencing software as permitted under the Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) (Amendment) Regulations 2020.

Present: Cllr Mrs L Hoelmer (in the chair)
Cllrs Mr S Attenborough, Mr R Flemming, Mr N Robinson, Mrs M Sherwin,
Mr B Walker, Mr H Wilkins, Mr P Williams

In attendance: J Perry (Deputy Principal Officer)
H Thomasson (Principal Officer)

2 members of the public

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

54. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Cllrs Mr K Lynch and Mrs M Lynch. Proposed by Cllr Mr Flemming, seconded by Cllr Mr Attenborough, it was

RESOLVED – that all apologies be accepted.

55. MEMBERS' DECLARATIONS OF INTEREST

Cllrs Mr Flemming and Mr Walker, as members of Hinckley & Bosworth Borough Council Planning Committee, declared that they would not vote on HBBC items on this agenda, reserving their right to vote later in the local planning process.

56. MINUTES OF MEETING HELD MONDAY 27TH JULY 2020

The minutes of the meeting held Monday 27th July had been circulated and were considered. Proposed by Cllr Mrs Sherwin, seconded by Cllr Mr Flemming, it was

RESOLVED – that the minutes of the meeting held Monday 27th July 2020 be approved and signed by the chairman.

57. MATTERS ARISING

- a) Wolvey Draft Neighbourhood Plan – Statutory Consultation
Comments submitted on the draft plan and a response from Wolvey Parish Council had been circulated and were noted.

58. PUBLIC QUESTIONS & COMMENTS

One member of the public spoke in objection to application 19/01405/OUT (re-consultation).

59. APPLICATIONS HAVING RECEIVED CONSENT

- [20/00507/HOU](#) 6 Grosvenor Crescent - First floor front extension and canopy porch to front
- [20/00445/REM](#) 218 Brookside - Approval of reserved matters (appearance, landscaping, layout and scale) of outline planning permission 18/01187/OUT for the erection of one dwelling
- [19/01112/OUT](#) Land Rear Of 131 Lutterworth Road - Residential development (outline-access only)

60. REVIEW OF APPLICATIONS RECEIVED

The chairman moved a resolution to vary the order of business to allow the item of interest for the members of the public to be the next item on the agenda.

- [19/01405/OUT](#) Land North of Deepdale Farm – Residential development of up to 165 dwellings (outline – access only) (re-consultation)
- Having considered the comments made by the member of the public and the amendments made to the scheme, members resolved to maintain their objection. It was felt that the reduction in dwellings from 165 to 135, the amended drainage strategy and further ecological appraisals did not mitigate the reasons for objection already made. The proposal would result in a harmful and detrimental intrusion into the countryside character of Burbage, contrary to the landscape sensitivity policy of the Burbage Neighbourhood Plan. The site is not identified for housing development in the Local Plan and there is no identified need for the provision of a further 135 new homes in Burbage. Members felt that such a large-scale development would impact dramatically on the congestion and safety of the already overburdened Lutterworth Road and all main routes through the village. It was felt that the highways report was fundamentally flawed in that a signalised junction at Hinckley Road/Sapcote Road would not be a viable solution to the through flow of increased traffic when the Sapcote Road already experiences standing queues at peak flow times. It was also felt that the junction with the A5 was not a safe route as visibility merging onto the A5 either left or right is very restricted. The highways report does not taken into account the soon to be completed Hinckley Park/DPD complex at the junction of Lutterworth Road/A5 and the increased traffic burden this too will inevitably have on all routes in Burbage, in particular the marked increase of HGV’s already routing through Burbage. The overall increased traffic volumes will have a negative impact on the amenity value of residents, road safety and pollution. Members also felt very strongly that the development was unsustainable in relation to education and health care provision, the schools and doctor’s surgery in the village are all fully or oversubscribed.

Agree 6	Disagree 0	Abstain 2
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The members of the public left the meeting at this time.

[20/00712/HOU](#)

Spruce Cottage, Bullfurlong Lane – One outbuilding

Members had no objection to the erection of the outbuilding but expressed a disappointment that UPVC windows were to be installed in a construction consisting of predominantly natural materials.

Agree 6	Disagree 0	Abstain 2
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[20/00731/HOU](#)

6 Marlborough Close – First floor extension above existing garage, enlargement of existing front dormer and front porch
No objections

Agree 6	Disagree 0	Abstain 2
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[20/00720/HOU](#)

18 Seaton Close – First floor front extension
No objections

Agree 5	Disagree 1	Abstain 2
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2 members of the public joined the meeting

1 member of the public left the meeting

[20/00725/HOU](#)

57 Boyslade Road – One outbuilding

Members resolved to object to the application as it was felt that there was insufficient clarification as to the purpose of the building and it could therefore not be considered whether the purpose could cause nuisance to the neighbours.

1 member of the public left the meeting

Agree 6	Disagree 0	Abstain 2
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[20/00544/TPO](#)

38 Cardinal Drive – Crown lift x3 lime trees up to 5 metres above ground level

After much discussion members resolved to object to the application. The group of 22 limes had been part of the design statement for the development and are amenity trees adding to the aesthetic of the area and amenity value and it was felt that crown lifting of 3 in the grouping to 5 metres would unbalance the grouping and be detrimental to the visual line. Members discussed the merits of having a tree warden in the parish and it was agreed to refer this to Council for consideration.

Agree 6	Disagree 0	Abstain 2
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[20/00753/FUL](#)

2 Windsor Street – Proposed change of use from a guest house to 4 apartments (resubmission of 20/00078/FUL)

In view of the revised layout of the apartments and revised parking provision members felt that their objection previously put forward had been mitigated and resolved to have no objection. It was noted that the scheme had reduced the number of bedrooms in most of the apartments from two to one, to meet the required parking provision quota. This raised concern that whilst they may be marketed as one-bedroom apartments, the design layout would easily lend itself to conversion back to two bedrooms. Cllr Mr

Walker agreed to speak with the planning authority to ascertain whether any condition to permission could ensure that this would not happen.

Agree 6	Disagree 0	Abstain 2
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1 member of the public joined the meeting

61. TEMPORARY EVENT NOTICES

The Anchor Inn	30.08.20	Outside entertainment 15.00 to 20.00
Sycamores Inn	29.08.20	Outside entertainment 15.00 to 20.00

Members noted the information. Cllr Mrs Sherwin expressed concern over the two events potentially giving rise to social distance guidance being breached. The Principal Officer agreed to ensure the local policing team were made aware of the events taking place.

62. WORKING PARTY REPORTS

(a) National Rail Freight Interchange

There had been no meeting of the working party.

(b) Neighbourhood Plan

Cllr Flemming advised members that a meeting of the Neighbourhood Plan Working Party had been arranged for Thursday 13th August at 7.30pm by video conference call.

63. NEXT MEETING DATE

Monday 24th August 2020, 6.30pm – by video conference call

There being no further business, the meeting closed at 8.08pm.