

MINUTES OF REMOTE MEETING OF THE PLANNING COMMITTEE

HELD ON MONDAY 24TH 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 M Lynch (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)

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

64. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Cllr Mrs L Hoelmer. Proposed by Cllr Mr Lynch, seconded by Cllr Mr Williams, it was

RESOLVED – that all apologies be accepted.

65. MEMBERS' DECLARATIONS OF INTEREST

Cllrs Mr Flemming, Mr Lynch 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. Cllr Williams declared a personal non-pecuniary interest in 20/00750/TPO – 4 Sunnyhill Gardens and 20/00803/TPO – 321 Rugby Road and he would not offer comment or vote on these items.

66. MINUTES OF MEETING HELD MONDAY 10TH AUGUST 2020

The minutes of the meeting held Monday 10th August had been circulated and were considered. Proposed by Cllr Mrs Sherwin, seconded by Cllr Mr Wilkins, it was

RESOLVED – that the minutes of the meeting held Monday 10th August 2020 be approved and signed by the chairman.

67. MATTERS ARISING

There were no matters arising from previous meetings.

68. PUBLIC QUESTIONS & COMMENTS

There were no members of the public present.

69. APPLICATIONS HAVING RECEIVED CONSENT

20/00572/FUL	Chequers Inn, 26 Lutterworth Road – Single storey building to provide outdoor bar area (retrospective)
20/00580/HOU	5 Woodgate Road – Single storey extension at front, first floor extension at side, two storey and single store extension at rear, alterations to house, 2.6 metre high boundary wall and 1.6 metre high boundary wall and gates.
20/00630/HOU	9 Sapcote Road – Outbuilding to rear of dwelling
20/00606/HOU	12 Marigold Drive – Porch, single storey rear extension and render to front and side elevation (part retrospective)
20/00539/HOU	36 Sunnyhill Drive – Remodelling of existing property and erection of detached garage (re-submission of 19/00380/HOU)
20/00521/HOU	21 Falconers Green – Replacement garage
20/00455/HOU	Dove Cottage, 114C Coventry Road – Carport extension

70. APPLICATIONS HAVING BEEN REFUSED

20/00370/HOU	154 Sapcote Road – Detached garage
20/00611/OUT	64 Lychgate Lane – New detached dwelling (Outline – access to be considered)

71. REVIEW OF APPLICATIONS RECEIVED

20/00249/OUT	<p>Land at Sketchley Farm, Sketchley Old Village – Residential development for up to 80 dwellings and associated works (outline – access only) (re-consultation)</p> <p>Members discussed the revised and additional information submitted for this re-consultation and resolved to continue their objection to this application. The application would be an intrusion into open space which is highly valued and enjoyed by residents. Referencing the emerging Burbage Neighbourhood Plan, which now carries significant weight, members felt that the development would be contrary to several policies. The site falls wholly on identified historic ridge and furrow fields and development would see the loss of this heritage asset and the amenity value it affords to the residents of Burbage. The site is part of the Green Corridor and the loss of the majority of the width at this point would restrict the movement of species and subsequently harm the network of local ecological features. The site is also adjacent to the identified Local Green Space, Sketchley Woodland, and concerns were raised over the proximity of the development to its boundary, potentially having a negative impact of deterioration on the woodland. It was also noted that the further Ecology Report referenced in the County ecologist's previous report had not yet been submitted and therefore a true assessment of the flora and fauna on and adjacent to the site through the seasons has not been established. The loss of the hedgerow on the Spinney Road boundary to the site caused concern, along with the potential harm to the tree root systems and their eventual sustainability</p>
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with dwellings being built so close. Members requested that the tree officer from HBBC conduct a review of the TPO's and other trees on the site. Members raised concerns over the sustainability of the proposed development with regard to infrastructure. The proposed site access from Cardinal Drive is inadequate as the increased traffic volumes from an 80-dwelling development through a narrow residential road would be dangerous and would ultimately put an additional strain on the already congested Rugby Road. The only doctor's surgery in Burbage is already unable to meet the needs of the community despite its current expansion programme. Having considered the Planning Statement, members believed this to be an opportunistic application in light of there being no evidence of an identified need for this level of additional housing and concluded that any possible benefits of approving this application would not outweigh the many detrimental consequences.

Agree 6	Disagree 0	Abstain 3
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[20/00751/FUL](#)

28 Oak Close – Single dwelling

Having discussed the new design of this single dwelling application, members resolved to object. It was felt that the proposed dwelling would dominate the street scene, contrary to Policy DM10. It was considered a poor design and would be out of keeping with the street scene and an overdevelopment of the site. Members were also concerned that, despite redesign, the parking provision was still inadequate. Cllr Mr Walker was to call the application in at the Borough.

Agree 6	Disagree 0	Abstain 3
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[20/00750/TPO](#)

Orchard House, 4 Sunnyhill Gardens – Crown lift and cut back to boundary of horse chestnut (T1)

Members resolved to object to the application. It was unclear from the information supplied on the application as to the level of boundary cut back required and there was concern that this would unbalance the tree for what was felt to be invalid reasons in planning terms. Members noted that the tree officer's report was not yet available and would expect that once the report has been submitted, that any permitted works be carried out by a qualified and approved arboriculturist.

Agree 5	Disagree 0	Abstain 4
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[20/00803/TPO](#)

321 Rugby Road – Fell T5 and T6 (Ash). Crown reduction to T1 and T4 (Ash)
Members resolved to support the application in principal but would rely on the borough tree officer's recommendations, with any approved works to be carried out by a qualified and approved arboriculturist, once that it has been established no bats are present. Members would also support replanting where trees are felled with suitable species.

Agree 5	Disagree 0	Abstain 4
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[20/00790/HOU](#)

33 Boyslade Road – Single storey side and rear extension
No objections

Agree 6	Disagree 0	Abstain 3
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72. THE OLD SCHOOL ROOM, BURBAGE METHODIST CHURCH

Correspondence had been received and circulated requesting support and guidance on the Planning implications for development of the Old School Room to bring it back into use for the community. Cllr Mr Lynch informed members that he had visited the site and spoken with the group, helping them to understand their needs in planning terms. Members thanked Cllr Lynch for attending to this matter.

73. MHCLG & NALC CONSULTATIONS – PLANNING FOR THE FUTURE

In discussing the potential need to set up a task and finish group to examine the white paper, Cllr Flemming confirmed that the Neighbourhood Plan Working Party were already discussing the implications of the white paper and it was agreed that the working party would continue with this and put forward proposed responses to the Planning Committee for consideration at their next meeting. Cllr Williams advised members that the recently circulated email from LRALC contained a useful link to a You Tube video discussing the key issues of the white paper, which members may find useful.

74. WORKING PARTY REPORTS

(a) National Rail Freight Interchange

There had been no meeting of the working party.

(b) Neighbourhood Plan

There had been a meeting of the working party on Thursday 13th August. Cllr Flemming gave a brief report as minutes had not yet been circulated. The next meeting of the working party was confirmed for 3rd September at 7.30pm by Zoom conference call.

75. NEXT MEETING DATE

Monday 14th September 2020, 7.00pm – by video conference call

There being no further business, the meeting closed at 7.31pm.