

MINUTES OF A MEETING OF THE PLANNING COMMITTEE

HELD ON MONDAY 5TH AUGUST 2019 AT 7PM
IN BURBAGE MILLENNIUM HALL

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

In attendance: J Perry (Deputy Principal Officer)

Four members of the public

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

59. APOLOGIES FOR ABSENCE

An apology for absence had been received from Cllr Mrs L Hoelmer. Proposed by Cllr Mr Robinson and seconded by Cllr Mr Lynch it was

RESOLVED – that the apology be accepted.

60. MEMBERS' DECLARATIONS OF INTEREST

Cllr Mrs Sherwin declared a personal, non-pecuniary interest in application 19/00743/FUL – Grove House, Grove Road.

61. MINUTES OF THE PLANNING COMMITTEE MEETING HELD MONDAY 22ND JULY 2019

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

RESOLVED – that the minutes of the meeting held Monday 22nd July 2019 be approved and signed by the chairman.

62. MATTERS ARISING

- a) 18/00302/FUL – Land south of Amber Way – Erection of 40 dwellings and associated infrastructure. Members noted the circulated notice from HBBC advising that the appeal hearing would take place at the Hinckley Hub on 20th August 2019 at 10.00am.

63. PUBLIC QUESTIONS & COMMENTS

Members of the public expressed an interest in applications 19/00652/FUL – 34 Windsor Street and 19/00792/OUT – 159 Coventry Road and were given the opportunity to provide further details and comment on the applications. Members of the public were also advised on how to make any possible representations to the planning authority. The chairman thanked the public for their attendance and involvement in the meeting.

64. APPLICATIONS HAVING RECEIVED CONSENT

19/00643/FUL Land east of Hinckley Island Hotel – Erection of vehicle maintenance Unit (VMU) at DPD 5 (additional 280sqm of B8 floor space to previously approved 17/01043/HYB

19/00599/HOU 8 Sharpless Road – Replacement porch and pitched roof to front

- 19/005952/HOU 44 Forresters Road – Two storey side and single storey front and rear extension and new pitched roof to front
- 19/00614/HOU 183 Sketchley Road – Two storey and single storey rear extension and detached rear outbuilding
- 19/00576/HOU 42 Church Street – Single storey extension, replacement roof and new dormer to rear
- 19/00577/HOU 344 Rugby Road – Single storey front extension and two storey side extension
- 19/00502/FUL 11 Elm Tree Drive – Dropped kerb to front of property

65. REVIEW OF APPLICATIONS RECEIVED

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

- 19/00652/FUL 34 Windsor Street – Partial demolition and change of use of existing building to two dwellings and erection of four new dwellings to the rear. Members considered the comments made by the members of the public and after discussion felt that they did not object to the development proposal in principal. However, members had concerns about the ambiguity of hedge and hawthorn retention on the site, in particular along the boundary of the site with the adjoining property to the rear to retain the privacy already enjoyed by the occupants of this property which has access over the site. Members wished to see the maximum retention possible. It was acknowledged that the existing building is listed in the Burbage NDP as a heritage asset and as such welcome the retention of the frontage for the street scene, however, it was felt that the construction materials and fenestration of the new buildings was out of keeping with the locality. Cllrs Mr Walker and Mr Lynch did not vote and Cllr Mr Walker agreed to call in the application for consideration by HBBC Planning Committee and request a site visit.
- 19/00792/OUT 159 Coventry Road – One dwelling (outline – all matters reserved) Members had considered the representations made by the member of the public and two further written representations that had been circulated and after lengthy discussion, resolved to object to this application. Members felt that the development would be an incongruous and undesirable back land development lacking any proper road frontage, failing to either compliment or enhance the established pattern of development and character of the surrounding area. There were also concerns over the narrow access road and loss of privacy for the surrounding properties both to the side and rear of the proposed development. Cllrs Mr Walker and Mr Lynch did not vote and Cllr Mr Walker agreed to call in the application for consideration by HBBC Planning Committee.

All members of the public left at this point.

- 19/00768/HOU 29A Sapcote Road - Single storey rear extension
No objections

- 19/00579/FUL 96 Brookside – Creation of a new access and parking area to front of property (retrospective)
Members resolved to object to this retrospective planning application by vote of 5:2. Cllrs Mr Walker and Mr Lynch did not vote. It was felt that the new access is too close to the corner/junction and the parking area too steep. There were also concerns for pedestrian safety when vehicles are using the access in and out.
- 19/00780/HOU Thirlmere 42 Far Lash – Loft conversion including hip-to-gable, two dormer windows to the rear, external alterations and new windows to the side elevations
No objections
- 19/00743/FUL Grove House Grove Road – Erection of five dwellings with vehicular access and associated parking and garages
Members resolved to object to this application on the grounds that a new vehicular access for five dwellings situated near a bend in Grove Road very close to the existing schools will increase the vehicular and pedestrian conflict on this already overburdened stretch of road, particularly on weekdays during school term times. The immediate vicinity suffers with a severe lack of parking and becomes heavily congested, therefore proposing to substantially increase traffic movements to and from the proposed development would increase the danger to pedestrians and road users, compounded by the lack of visibility for vehicles exiting the access road.
- 19/00789/FUL Old Sketchley Garage Rugby Road – Change of use to tanning salon (Unit 1 of granted planning application 18/00844/FUL)
No objections
- 19/00822/HOU 4 Spinney Road – Single storey rear extension
No objections
- 2019/TPO/0172/LCC 4 Manor Way – Fell sycamore tree T1 protected by LCC Burbage (Sketchley Hall) TPO
1967
Members objected to the felling of the sycamore tree. It is essentially a healthy tree and members would rely on the report of the authority's tree officer to consider any remedial works to the tree by an authority approved operator in maintaining the tree in a healthy form.
- 19/00833/OUT 20 Coventry Road – Erection of one dwelling (outline – access and layout only)
Members had no objections to this application but would request officers to be mindful of careful tree preservation with a maximum retention of trees where possible and suitable replacements for lost trees in order to enhance the street scene.
- 19/00836/HOU 131 Sapcote Road – Single storey rear extension and roof extension with balcony
No objections
- LATE ITEM
- 19/00619/OUT 8 Crossways – Erection of one dwelling and garage (outline – all matters reserved)
Members objected to this application as the access road is extremely unsuitable for a development of this nature. It is an undesirable back land

development and would be incongruous with the established pattern of development in the vicinity.

66. WORKING PARTY REPORTS

66.1 National Rail Freight Interchange

Minutes of the working party that met on Monday 22nd July were agreed by members. No date for the next meeting was set at this point, however, Cllr Mr Williams confirmed that the next meeting of the Cross Parish Group would be at Sapcote on Thursday 15th August. Members viewed the published article in the Local Rock and acknowledged the letter sent out to the Cross Parish Group by Cllr Mr Bill on behalf of the Parish Council summarising thoughts on the DVD production. Cllr Mr Williams reported that he had attended the first of the dbymetry consultation events on 29th July at St Francis in Hinckley and urged members to attend the local presentation at Burbage Methodist Church on Saturday 19th August. Cllr Mrs Sherwin also reported that she had been in contact with Triumph Motorcycles to ascertain their views on the perceived effect of the proposed rail freight terminal. They felt that whilst it may be good for the Hinckley economy it will not benefit their preferred freight transfer methods and routes. Cllr Mr Williams also confirmed that the HBBC working party for HNRFI was in the process of forming and would be up and running soon.

There being no further business, the meeting closed at 8.50pm