

MINUTES OF REMOTE MEETING OF THE PLANNING COMMITTEE

HELD ON MONDAY 22ND JUNE 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) Regulations 2020.

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

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

4 Members of the public

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

15. APOLOGIES FOR ABSENCE

There were no apologies for absence at this time

16. 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 any item on this agenda, reserving their right to vote later in the local planning process.

Cllr Mr Williams declared a personal, non-pecuniary interest in item 13 on the agenda and Cllrs Mr & Mrs Lynch declared a personal, non-pecuniary interest in application 20/00370/HOU – 154 Sapcote Road.

17. MINUTES OF MEETING HELD MONDAY 1ST JUNE 2020

The minutes of the meeting held Monday 1st June had been circulated and were considered. Proposed by Cllr Mr Lynch, seconded by Cllr Mr Williams, it was

RESOLVED – that the minutes of the meeting held Monday 11th May 2020 be approved and signed by the chairman.

18. MATTERS ARISING

- a) 20/00383/TPO – Sketchley Hinckley
Members noted the borough tree officer's report which had been circulated.

19. PUBLIC QUESTIONS & COMMENTS

Cllr Mrs Sherwin entered the meeting at this point by telephone link and made apologies for internet connectivity issues.

Four members of the public made comment on application 20/00286/OUT – Michealmas Cottage, 138 Sapcote Road.

20. APPLICATIONS HAVING RECEIVED CONSENT

20/00369/HOU	7 Rufford Close - Single storey rear extension
20/00344/HOU	15 Woodstock Close - Two storey side extension
20/00358/HOU	Spruce Cottage Bullfurlong Lane - One and a half storey side extension and porch to front
20/00328/HOU	128 Featherston Drive - Single storey side extension
20/00254/HOU	1 The Meadway - Remodelling of existing dwelling including front and rear extensions, conversion of garage to habitable room and loft conversion along with external cladding
20/00252/OUT	1 The Meadway Erection of new dwelling (outline - access only)
19/00544/HOU	Thomas House 36A Grove Road - Detached garage with first floor storage and external staircase and new gates to front
20/00342/HOU	168 Rugby Road - Single Storey Rear Extension
20/00244/HOU	7 St James Close - First floor side and single storey rear extension
20/00198/CONDIT	21 Greenmoor Road - Variation of condition 2 of planning permission 15/01042/FUL to include single storey front extension

21. APPLICATIONS HAVING BEEN REFUSED

20/00078/FUL	2 Windsor Street - Proposed change of use from a guest house to 4 apartments
20/00264/OUT	64 Lychgate Lane - New detached dwelling (Outline - access and layout to be considered)

22. APPLICATIONS HAVING BEEN WITHDRAWN

20/00396/FUL	28 Oak Close - One dwelling
20/00299/FUL	Lychgate Fisheries Lychgate Lane - Proposed Change of Use of Land for Educational Visits

23. APPEALS HAVING BEEN LODGED

19/01428/OUT	159 Coventry Road – Residential development for one dwelling (Outline – access, layout and scale only)
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24. REVIEW OF APPLICATIONS RECEIVED

[20/00066/FUL](#)

Burbage Hall, 1 Aston Lane – Erection of x4 dwellings with associated landscaping, parking and new access (re-consultation)

Having reviewed the amended plans submitted members felt that the amendments made to the access, plot 4 and other amendments did not address their concerns and therefore wished for their original objection to stand.

Agree 7	Disagree 0	Abstain 3
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[20/00416/HOU](#)

77 Sketchley Road – Single storey rear extension and rear dormer window with balcony (re-consultation)

No objections

Agree 7	Disagree 0	Abstain 3
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[20/00286/OUT](#)

Michealmas Cottage, 138 Sapcote Road – Residential development of 6 houses and detached garages (Outline – with access and layout to be considered) (re-consultation)

Members considered the comments made by the members of the public and acknowledged the 8 written representations that had been received and circulated and after lengthy discussion, members resolved to object to the revised scheme for 6 dwellings on the application site. Members felt that it would be an overdevelopment of the garden site and raised concerns over access both within the site and access and egress of the site onto the busy Sapcote Road. Much discussion and concern was also raised with regard to the frequent flooding of the houses at that particular point on Sapcote Road. It was felt that until improvements in storm drainage for the area are improved, further development would only exacerbate the problem. Members noted the lack of an attenuation scheme for the development and raised concerns with regard to the protection of the Soar Brook, which runs along the rear boundary of the site, being utilised as part of a drainage scheme. It was also felt that the refuse bin storage area was inappropriate and inadequate for the number of properties being proposed. The point was also raised that the Burbage Neighbourhood Plan has identified that the requirement for more 4/5 bed homes has already been filled and more 2/3 bed homes and bungalows are required.

Agree 7	Disagree 0	Abstain 3
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[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

Members had no objections but would wish to see any permissions given to include a condition to ensure that there is enough space for vehicles to exit the property in a forward gear.

Agree 6	Disagree 1	Abstain 3
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[20/00094/FUL](#)

Land rear of 5-15 The Coppice – Proposed residential development of 8 dwellings (re-consultation)

Members spent a considerable time discussing the re-consultation amendment to 8 dwellings and resolved to maintain their objection. The main concerns were that the development would encroach into the identified Green Wedge resulting in a harmful and unnecessary loss of open countryside. The entire site is a designated Local Wildlife Site, bounded by two further adjacent Local Wildlife Sites and is closely linked to Burbage

Common and Woods. Members felt that the loss of this site with its wildlife and grassland would cause irreparable damage to and loss of the natural and historic environment and inevitably to those areas to which it is linked. It was also noted that, as identified in the Burbage Neighbourhood Plan, there is already adequate provision of 4/5 bed homes in the village. Members would wish to seek certain conditions and assurances from the local planning authority, should they be minded to approve the application. It was felt that the removal of plot 9 from the scheme to retain some of the mesotrophic grassland would require a condition to ensure that the area was protected from future development or destruction. Prior to any development members would wish to see a full assessment and mitigation report from the County Ecologist in support of the scheme. The developer has on previous occasion indicated that the undeveloped area of the site would be “handed over to public ownership” and members would seek assurance and detail on what form this would take and if it includes the area of grassland released from plot 9.

Agree 7	Disagree 0	Abstain 3
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Cllr Mr Flemming lost his internet connection and left the meeting at this point.

[20/00370/HOU](#)

154 Sapcote Road – Detached garage

Members objected to this application as they did not feel that the scheme was in keeping with the street scene as there are no other garages of this type along this part of the Sapcote Road. There were also concerns about the proximity of the garage to the pavement.

Agree 6	Disagree 1	Abstain 2
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[20/00507/HOU](#)

6 Grosvenor Crescent – First floor extension and canopy porch to front
No objections

Agree 7	Disagree 0	Abstain 2
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[20/00455/HOU](#)

Dove Cottage, 114C Coventry Road – Carport extension
No objections

Agree 7	Disagree 0	Abstain 2
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[20/00501/HOU](#)

57 Greenmoor Road – Single storey rear extension
No objections

Agree 7	Disagree 0	Abstain 2
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Cllr Mr Flemming rejoined the meeting at this point by telephone link and made apologies for internet connectivity issues.

25. LCC CONSULTATION – KERBED BUILDOUT INSTALLATION, LUTTERWORTH ROAD

Members questioned the overall benefit of the scheme to road users and those living within the vicinity and whether the scheme would also be considering a future change to the speed limit. It was reported that residents have concerns about the existing traffic calming measures that have been introduced, with vehicular damage already having occurred to signage on one of the buildouts on the approach from the A5. It was also felt that the distance between the two proposed build outs was too great, encouraging speeding between the two. Members were also disappointed that the scheme does not facilitate the installation of a desired cycle route to and from the A5 DPD site. Cllr Mr Williams informed

members that the Traffic Issues Working Party was to meet on Wednesday 24th June and that they could discuss this consultation at their meeting. It was agreed that the Deputy Principal Officer would submit the comments above, together with any additional comments received from the Traffic Issues Working Party by the consultation deadline of 3rd July, reporting the final submission to members at the next Planning Committee meeting.

Noting the time at 8.29pm, proposed by chair Cllr Mrs Lynch, seconded by Cllr Mr Williams, it was

RESOLVED – that Standing Orders regarding the length of the meeting not exceeding two hours be set aside and that the meeting was to continue until all business was concluded.

26. LCC & LEICESTERSHIRE CONSULTATION – STRATEGIC TRANSPORT PRORITIES (DRAFT)

After some discussion, proposed by Cllr Mr Robinson, seconded by Cllr Mr Walker, it was

RESOLVED – to appoint a Task and Finish Group to formulate and submit a response on behalf of the Council by the submission deadline of Monday 29th June. Cllrs Mr Williams and Mr Flemming agreed to be part of the Task and Finish Group and it was also agreed to invite Cllrs Mr Hall and Mr Bill to join the group if they are available. Cllr Mrs Sherwin offered to join the group should the latter two members not be available. The comments submitted would be reported at the next meeting of the Planning Committee. Members were also encouraged to submit their own comments on the consultation should they wish to.

27. PRE-APPLICATION PUBLIC CONSULTATION – LAND WEST OF WORKHOUSE LANE

Members noted the information that had been circulated.

28. WORKING PARTY REPORTS

(a) National Rail Freight Interchange

There had been no meeting of the working party.

(b) Neighbourhood Plan

There had been no meeting of the working party. Cllr Mr Flemming reported that the final revisions to the Referendum Draft of the Burbage Neighbourhood Plan had been completed and were now with the Borough for approval. He also reported that the Borough officer had confirmed that it was in order to commence reviewing for the next Plan immediately and that she would be putting forward a review document for the group to assess in the coming weeks.

29. NEXT MEETING DATE

Monday 13th July 2020, 6.30pm – by video conference call

There being no further business, the meeting closed at 8.48pm.