

MINUTES OF A REMOTE MEETING OF THE PLANNING COMMITTEE

HELD ON MONDAY 29TH MARCH 2021 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, Mrs L Hoelmer (joined at agenda item 7), Mr K Lynch, Mr N Robinson, Mrs M Sherwin, Mr B Walker, Mr P Williams

In attendance: J Perry (Responsible Financial Officer & Deputy Principal Officer)
R Parrish (administration Officer)

Beverley Rodbard-Hedderwick, Low Carbon
Ben Lewis, Low Carbon

1 member of the public

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

229. APOLOGIES FOR ABSENCE

There were no apologies for absence.

230. 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.

Cllrs Mr Lynch, Mrs Lynch and Mrs Sherwin declared a personal interest in applications 21/00167/LBC and 21/00182/FUL

231. MINUTES OF MEETING HELD MONDAY 8TH MARCH 2021

The minutes of the meeting held Monday 8th March 2021 had been circulated and were considered. Proposed by Cllr Mrs Sherwin, seconded by Cllr Mr Flemming and agreed by show of hands, it was

RESOLVED – that the minutes of the meeting held 8th March 2021 be approved and signed by the Chairman.

232. MATTERS ARISING

- a) To note any response received to email correspondence sent to HBBC planning regarding: 20/01362/NMA Non-Material Amendment to Condition 17 of Planning Permission

20/00906/CONDIT to alter the provision of the footway/cycleway from 'prior to commencement' to 'within 6 months of first occupation of the development' Land East Of Hinckley Island Hotel Watling Street Applicant: IM Properties (Development) Ltd

An email had been received from the planning officer dealing with this application apologising for the delay in responding and confirming that a response would be submitted in time for consideration at the next meeting.

233. PUBLIC QUESTIONS & COMMENTS

The Chairman invited the member of the public to address the meeting, if wished, but, due to audio issues, the member of the public was unable to comment at this time.

234. APPLICATIONS HAVING RECEIVED CONSENT

21/00086/HOU	78 Hinckley Road - Single storey side and rear extension
21/00083/ADV	DPD Hub 5 Hinckley Park Avery Way - 12 illuminated fascia signs and 4 non-illuminated totem signs.
21/00067/HOU	29 Brockhurst Avenue - Proposed Side & Rear Extension
21/00001/HOU	5 Cedar Court Grove Road - Single storey side extension
20/01377/HOU	30 Grange Drive - New Front Porch and rendering the First Floor
20/01359/HOU	35 Boyslade Road - Proposed single storey rear extension
20/01354/HOU	10 Broadsword Way - Ground Floor Front Extension (Kitchen)
20/01305/HOU	187 Sketchley Road - Proposed Single Storey Rear Extension
20/01282/HOU	4 Pilgrims Gate - Proposed demolition of conservatory and erection of single storey flat roofed extension
20/01376/CONDIT	Hastings High School St Catherines Close - Removal of condition 1 attached to planning permission 17/00766/CONDIT

235. APPLICATIONS HAVING BEEN REFUSED

20/01343/HOU	53 Welbeck Avenue - Two and single storey side extension
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Cllr Mrs Hoelmer joined the meeting at this point.

236. APPEALS HAVING BEEN LODGED

20/00066/FUL	Burbage Hall 1 Aston Lane - Erection of x4 dwellings with associated landscaping, parking and alterations to existing access
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237. STRETTON BASKERVILLE SOLAR FARM

Beverley Rodbard-Hedderwick and Ben Lewis from Low Carbon gave a short presentation of proposals for a solar farm at Stretton Baskerville and answered questions from Members.

They then left the meeting.

238. 5G TELECOMS MAST, CABINET & ASSOCIATED WORKS, BOYSLADE ROAD

Members considered pre-consultation information received from WHP Telecoms Ltd regarding the proposed siting of an 18m tall 5G telecoms mast, cabinet and associated works on Boyslade Road.

It was agreed that the Administration Officer should respond to the request for feedback by questioning the intended range of the proposed facility, to establish that local residents will benefit; requesting that power be kept to a minimum due to health concerns; and raising concerns over the visual impact of the installation, which would be particularly prominent to residents at the end of Twycross Road.

239. REVIEW OF APPLICATIONS RECEIVED

As technical issues had prevented the member of the public in attendance addressing the meeting at agenda item 5, the Chairman invited them to speak at this point.

[21/00167/LBC](#)

Burbage Hall 1 Aston Lane - Listed Building Consent for the erection of three dwellings and associated access, parking, garaging, landscaping and external works

Members felt that, apart from comments made specifically in relation to Plot 4, none of the objections previously raised in relation to the former application for 4 dwellings had been addressed by this new application. In addition, Members were concerned that 2 ecology reports submitted with this latest application seemed ambiguous and appeared contradictory. Members wished to request that an independent ecology report be carried out by the County Ecologist, taking into account the potential impact of the works on all relevant species of flora and fauna – not only the protected species mentioned in the conflicting reports. Although raised in the original objections, Members wished to emphasise the exacerbating effect of sloping land on the overbearing nature of the proposed new dwellings to be built on the higher land) on existing single-storey dwellings in De La Bere Crescent at the lower level and in particular the lack of any proposed green screening between the development and No 47 De La Bere Crescent. It was also reiterated that Burbage Neighbourhood Plan highlights a key viewpoint listed as part of an area to be protected, which the height of the roofs of the proposed new dwellings would directly contravene. Although dwelling Plot 4 has been removed from this application, there were still concerns about the adverse impact the development may have on natural water features on or adjacent to the site.

The previous objections, which remain relevant, are:
 Concerns over the large-scale loss of trees and shrubs and the resulting effect on the local ecology and visual amenity. This could be mitigated to some degree by greater retention and replanting of suitably located trees and shrubs to screen the new dwellings. The detrimental impact the proposal would have on the quiet rural character of Aston Lane leading onto the ancient rural trackway. The application site is considered a valuable listed heritage asset within the Burbage Conservation Area. The landscape setting of the Hall would be detrimentally affected by the construction of new housing within its grounds and the character of the grounds, and the immediate surrounding area would be permanently changed. This development would be out of keeping with the Conservation Area street scene.

The site also lies within an identified area of landscape sensitivity referred to in Burbage Neighbourhood Plan – Policy 11 a) “any new development should seek to avoid development on the higher ridge top area adjacent to the cemetery... [St Catherine’s Churchyard] ... which forms the immediate rural setting to the historic core of Burbage and maintain this area as a rural green wedge”.

Members felt that the design and layout of the proposal was poor. Concerns were raised over the height of dwelling plots 1,2 & 3 in their elevated position in relation to the single storey properties they would overlook on De la Bere Crescent, resulting in a loss of privacy currently enjoyed by residents of those properties. The design and layout of the site has shown consideration for the setting in relation to the Hall and its privacy by placing development on the boundaries of the site but members felt that this would be to the detriment of the surrounding dwellings.

The majority of windows, parking provision and amenity spaces of plots 1,2, & 3 are placed to the rear, which would lead to a loss of amenity value for properties on De la Bere Crescent.

Agree 6	Disagree 0	Abstain 3
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[21/00182/FUL](#)

Burbage Hall 1 Aston Lane - Erection of three dwellings and associated access, parking garaging, landscaping and external works
 Members wished the objections raised in relation to application 21/00167/LBC be repeated and submitted in connection with this associated application.

Agree 6	Disagree 0	Abstain 3
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[21/00137/FUL](#)

7 Watling Close - Change of use from Class E (office and distribution) to mixed use Class E and Sui Generis (office, distribution and beauty salon)
 No objections

Agree 5	Disagree 0	Abstain 4
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[21/00144/HOU](#)

10 Boyslade Road East - Two Storey Rear Extension, rendering to the central gable, additional velux windows and replacement of existing porch with glazed screen – **Re-consultation**

Agree 6	Disagree 0	Abstain 3
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[2021/Reg3Mi/0013/LCC](#)

Sketchley Hill Primary School - Hard bound surfaced running track to field perimeter

Members resolved not to object to this proposal provided that consideration was given to the protection of a recently planted Peace Tree. Members also recommended that, if work goes ahead, the opportunity be taken to plant new hedge planting, both for the benefit of wildlife and the protection of pupils.

Agree 6	Disagree 0	Abstain 3
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[21/00108/HOU](#)

47 Newstead Avenue - Single storey extension at side and rear of house

No objections

Agree 6	Disagree 0	Abstain 3
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[21/00186/HOU](#)

Brize Norton Bullfurlong Lane - Single storey extension at front, side and rear of house, detached garage at front of house

No objections

Agree 6	Disagree 0	Abstain 3
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[21/00193/HOU](#)

9 Sapcote Road - Car port and store to front of property

Members resolved to object to this retrospective application, which was considered to be out of keeping with the street scene, detrimental to the character of the area, of a poor design and with the use of inappropriate materials.

Agree 6	Disagree 0	Abstain 3
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[21/00199/HOU](#)

35 Greenmoor Road - Single storey extension at rear of house

No objections

Agree 6	Disagree 0	Abstain 3
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[21/00239/HOU](#)

Grindelwald 11 Manor Close - Single storey front extension

No objections

Agree 6	Disagree 0	Abstain 3
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[21/00272/HOU](#)

63 Higham Way - Single storey extension to the rear of semi-detached house
No objections

Agree 6	Disagree 0	Abstain 3
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[21/00273/HOU](#)

Oakleigh 166 Sapcote Road - Single Storey wrap around Extension and Front Porch
No objections

Agree 6	Disagree 0	Abstain 3
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[21/00304/HOU](#)

27 Freemans Lane - Single storey extension to the side and front of a semi-detached house
No objections

Agree 6	Disagree 0	Abstain 3
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[21/00335/TPO](#)

31 Westminster Drive - Reduce canopy of Horse Chestnut Tree by 3-5m and thin out crown by 30-50% for one chestnut tree. Remove protruding root from lawn
Members resolved to object to this application. In the absence of a tree officer report or any other independent expert advice to the contrary, Members could see no justification for the proposed works.

Agree 6	Disagree 0	Abstain 3
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[21/00339/TPO](#)

Merrifield House Merrifield Gardens - Fell 1x Ash, 1x Maple, and 1x Oak
Members resolved to object to this application. If a tree officer report accepted that the trees needed to be removed, Members would request that each removed tree be replaced by a substantial, semi-mature specimen and that, before any work was undertaken, a full ecology report be carried out, including a bat survey, to be led by an appropriately qualified person.

Agree 6	Disagree 0	Abstain 3
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240. TEN APPLICATION NOTIFICATION

Members noted a TEN application for The Anchor Inn, Church Street, to host outside live entertainment and a barbecue (sale of alcohol and regulated entertainment from 4pm to 8.30pm) on 27th June 2021

241. WORKING PARTY REPORTS(a) National Rail Freight Interchange

Cllr Mr Williams reported that a meeting of the joint parishes forum had been held and that minutes would be circulated to all Members.

(b) Neighbourhood Plan

Cllr Mr Flemming reported that the Sketchley Lane appeal hearing had lasted for 9 days. He thanked Cllrs Mr Williams, Mr Walker and also Cllr Mr Mike Hall for their contributions in giving evidence.

Cllr Fleming also reported that the Burbage Neighbourhood Plan referendum is to be held on 6th May, at the same time as County Council elections. Full information is available online.

At this point, Members voted to suspend Standing Orders, if necessary, to allow the meeting to be concluded after 8.30pm.

(c) Blaby Local Plan Task & Finish Group

A response document had been circulated to all members and was submitted as requested. Proposed by Cllr Mr Williams, seconded by Cllr Mr Flemming and agreed by show of hands, it was

RESOLVED - that the Blaby Local Plan Task & Finish Group be dissolved.

(d) MHCLG Right to Regenerate Task & Finish Group

A response document had been circulated to all members and was submitted as requested. Proposed by Cllr Mrs Hoelmer, seconded by Cllr Mr Williams and agreed by show of hands, it was

RESOLVED - that the MHCLG Right to Regenerate Task & Finish Group be dissolved.

242. DATE OF NEXT MEETING

The next meeting of the Planning Committee is to be held via Zoom on Monday 19th April 2021 starting at 7pm.

There being no further business, the meeting closed at 8.32pm.