

MINUTES OF REMOTE MEETING OF THE PLANNING COMMITTEE

HELD ON MONDAY 9<sup>th</sup> NOVEMBER 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, Mrs L Hoelmer, Mr R Flemming, Mr K Lynch, 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)  
Cllr Mr D Findlay

1 member of public

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

122. APOLOGIES FOR ABSENCE

There were no apologies.

123. 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 Mr Williams declared an interest in application 20/01012/OUT – Land West of Workhouse Lane and stated that he would leave the meeting whilst the item was discussed and would not vote on the item.

124. MINUTES OF MEETING HELD MONDAY 26<sup>TH</sup> OCTOBER 2020

The minutes of the meeting held Monday 26<sup>TH</sup> October had been circulated and were considered. Proposed by Cllr Mr Flemming, seconded by Cllr Mr Walker, it was

RESOLVED – that the minutes of the meeting held Monday 26<sup>th</sup> October 2020 be approved and signed by the chairman.

125. MATTERS ARISING

- a) Marrons Planning – Avant Homes  
Members discussed the presentation that had recently been made to members and discussed a feedback response. Proposed by Cllr Mr Lynch, seconded by Cllr Mrs Sherwin, and by show of hands it was

RESOLVED - Burbage Parish Council are not currently in the process of identifying sites for residential development and will forward the Avant Homes interest in land at Lychgate Lane to the Neighbourhood Plan Working Party for their consideration in any review of the plan.

126. PUBLIC QUESTIONS & COMMENTS

The member of the public made representation on application 20/01012/OUT – Land West of Workhouse Lane

127. APPLICATIONS HAVING RECEIVED CONSENT

20/00810/HOU 8 Jubilee Square – Single storey side and front extensions

20/00897/HOU 13 Dorchester Way – Single storey rear extension and front porch

20/00864/HOU 2 Chatsworth Close – Single storey side extension

128. APPLICATIONS HAVING BEEN REFUSED

20/00914/FUL 6 Rainbow Way – Use of unit for tanning salon (sui generis); 3no. air vents on northern elevation

129. REVIEW OF APPLICATIONS RECEIVED

Cllr Williams left the meeting at this point.

[20/01012/OUT](#) Land West of Workhouse Lane – Residential development up to 40 dwellings, public open space and associated infrastructure (Outline – access only)

Members acknowledged the representation made by the member of public, together with the five written representations that had been received and circulated. After considerable discussion members resolved to object the application for access and the principle of development on this site. Workhouse Lane is a single track road with very narrow footpaths and an increase in traffic movements would pose a danger to all road users and pedestrians alike, with no scope to widen the road and footways sufficiently and is therefore inadequate for access for development. Furthermore, members questioned the validity of the traffic assessments as being out of date, with factual inaccuracies. The right turn on exiting Workhouse Lane towards the direction of Lutterworth Road is a dangerous junction with no visibility and an extremely narrow footpath and would pose further danger to road users and pedestrians alike.

The site lies within open countryside, development would urbanise the site and have an adverse effect on the intrinsic value, beauty, open character, and landscape character which is currently enjoyed by residents and forms part of the landscape setting of the village. The site is also a ridge and furrow field and loss of this heritage asset would harm the intrinsic value it brings to the character of the Parish.

There was also little confidence in the ecology report supplied as there are data source inaccuracies with reference to locations not identified as being relevant to Burbage in Leicestershire. The development would have a negative impact on the wildlife with loss of habitat and disturbance, a full wildlife assessment would be expected as it was reported that a recent nearby development had disturbed resident wildlife which as a consequence had caused great nuisance to existing neighbours.

Members also had strong concerns regarding the current surface water flooding issues that are experienced regularly on Workhouse Lane and felt that the survey had been conducted at the wrong time of year to fully capture the potential issues of development. It was noted by one member that the area, whilst in Zone 1 for flooding risk (rivers), it is actually identified by LCC as at high risk for surface water flooding, which had been given no regard in the survey.

Agree 6	Disagree 0	Abstain 3
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Cllr Williams rejoined the meeting at this point.

The member of the public left the meeting.

[20/01060/HOU](#)

108 Featherston Drive – Single storey front, side and rear extension.

Members resolved to object to the application as the proposal would bring the development forward of the existing building line and be out of keeping with the street scene.

As the vote was tied, the chairman exercised her right to cast the deciding vote to object.

Agree 3	Disagree 3	Abstain 4
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[20/01036/HOU](#)

35 Forrester's Road – Single storey extension at front and side of house

Members resolved to object to the application as it was felt that the existing hedge to the side boundary of the property should be retained with the side extension moved back from the pavement by 1m. The hedgerow forms part of the natural street scene and is in good condition.

Agree 7	Disagree 0	Abstain 3
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[20/01015/FUL](#)

Welbeck, 22 Beechwood Avenue – Single dwellinghouse with associated access

Members had no objections but wished to comment on what they felt was a poor design.

Agree 7	Disagree 0	Abstain 3
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[2020/TPO/0168/LCC](#) 3 Sketchley Hall Gardens – Fell silver birch T1 protected by LCC Burbage (Sketchley Hall) TPO 1967

Advice had been received from LCC and circulated to members that the tree was not subject to a tree protection order and that permission had been granted to fell the silver birch due to its diseased condition.

130. ITEMS OF INTEREST AT BOROUGH PLANNING

20/00286/OUT Michealmas Cottage, 138 Sapcote Road – Residential development of 5 dwellings

Members noted that the application had been withdrawn and would therefore not be reported to the borough planning committee meeting on 10<sup>th</sup> November.

131. RUGBY BOROUGH COUNCIL AIR QUALITY SPD CONSULTATION

Members noted the circulated correspondence.

132. WORKING PARTY REPORTS

(a) National Rail Freight Interchange

There had been no meeting of the working party since the last Planning Committee meeting.

(b) Neighbourhood Plan

There had been no meeting of the working party since the last Planning Committee meeting.

133. NEXT MEETING DATE

Monday 23<sup>rd</sup> November 2020, 6.30pm – by video conference call

There being no further business, the meeting closed at 8.07pm.