

MINUTES OF A MEETING OF THE PLANNING COMMITTEE  
HELD ON MONDAY 10<sup>th</sup> JUNE 2019 AT 7PM  
IN BURBAGE MILLENNIUM HALL

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

In attendance: J Perry (Deputy Principal Officer)  
 Six members of the public

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

14. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Cllr Mrs Sherwin. Proposed by Cllr Mr Williams, seconded by Cllr Mr Robinson it was

RESOLVED - that the apology be accepted.

15. MEMBERS' DECLARATIONS OF INTEREST

Cllr Mr Williams declared a personal, non-pecuniary interest in application 19/00577/HOU – 344 Rugby Road

Cllrs Mr Lynch and Mr Walker, as members of the Borough Council's Planning Committee, declared that they would abstain from voting on application 19/00452/FUL – 83-103 Church Street

16. MINUTES OF THE PLANNING COMMITTEE MEETING HELD WEDNESDAY 15<sup>TH</sup> MAY 2019

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

RESOLVED – that the minutes of the meeting held Wednesday 15<sup>th</sup> May 2019 be approved and signed by the chairman.

17. MATTERS ARISING

Roundabout Naming

The Deputy Principal Officer reported an email communication received from HBBC regarding the proposed naming of a roundabout on the A5 Watling Street adjacent to the Hinckley Park development. The name "Five Oaks" was to be adopted.

IM Properties Presentation

Further to a request from members for an update on traffic management plans from the developers of Hinckley Park, the Deputy Principal Officer reported that IM Properties would be available to attend the planning committee meeting on Monday 5<sup>th</sup> August to give an update. Members requested that this appointment be confirmed by the Deputy Principal Officer.

18. PUBLIC QUESTIONS & COMMENTS

Members of the public expressed an interest in application 19/00452/FUL – 83-103 Church Street and were given the opportunity to provide further details and comment on proposals.

## 19. APPLICATIONS HAVING RECEIVED CONSENT

- 19/00286/HOU 32 Pyeharps Road – Single storey rear extension
- 19/00330/CONDIT Doctors Surgery, Tilton Road – Variation of conditions 2,3,6,7,8 and 9 of planning permission 18/00754/FUL to amend the design including a single storey extension to provide a pharmacy
- 19/00287/HOU 12 Broadsword Way – First floor side extension
- 19/00363/CONDIT 131 Lutterworth Road – Variation of conditions 2,4,5,7 and 8 of planning permission 17/01124/FUL to refer to an amended site plan with relocated access and amended landscaping (retrospective)
- 19/00356/HOU 78 Hinckley Road – Detached double garage
- 19/00136/HOU 38 Lutterworth Road – Remodelling of existing property to include single storey rear extension, two storey front extension and raising of existing roof

## 20. APPEAL HAVING BEEN LODGED

- 18/00302/FUL Land South of Amber Way – Erection of 40 dwellings and associated infrastructure

## 21. REVIEW OF APPLICATIONS RECEIVED

- 19/00452/FUL 83 – 103 Church Street – Change of use of part of existing retail unit to drinking establishment (Use Class A4)  
Members had listened earlier to comments from several members of the public. Cllr Williams gave a short background resume of the application history for the benefit of the public and new members. Cllr Sherwin had submitted comments in her absence, read out by the Deputy Principal Officer. An email from a resident had also been received and was presented by the resident in person.

After lengthy discussion on the issues raised, members resolved to object to this application on the grounds of public safety. The pavement to the front of the premises is extremely narrow and does not allow for easy passing of pedestrians, with nowhere to step out of the way other than into the highway. An increase in pedestrian traffic arriving and leaving the application premises would compound this already hazardous stretch of pavement. It was agreed by members to request that the planning authority make a site visit to this property and that the highway authority make a second assessment. Members also agreed to gather photographic evidence to submit to planning committee members and the highways authority. The designated area for smoking was felt to be unsuitable as it would conflict with the resident access to the flats above where children would have to pass groups smoking and drinking alcohol. It is a fire exit route that should be kept clear at all times and not be an area for groups to congregate. Members were also concerned about the lack of parking for the site as parking spaces in the vicinity are already scarce. Due to the safety concerns regarding the pavement and resident wellbeing, if, contrary to the objections raised, the planning authority is minded to approve this application, members would ask that conditions to prohibit smoking and drinking in front of the premises be included.

All members of the public left the meeting.

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| 19/00520/HOU     | 13 Freemans Lane – Two storey side extension and single storey front and rear extension<br>No objections                                                                                                                                                                                                                |
| 19/00510/HOU     | 63 Hinckley Road – Demolition of existing rear extension and erection of single storey rear extension<br>No objections                                                                                                                                                                                                  |
| 19/00544/HOU     | Thomas House 36A Grove Road – Detached garage with first floor storage and external staircase and new gates to front<br>Members had no objections to the application as stated but have grave concerns about the future use of the building due to the plans showing both cavity wall construction and insulated floor. |
| 19/00502/FUL     | 11 Elm Tree Drive – Dropped kerb to front of property<br>No objections                                                                                                                                                                                                                                                  |
| 19/00478/HOU     | 4 Grosvenor Crescent – Raising of roof, x3 dormers and single storey extensions to front<br>No objections                                                                                                                                                                                                               |
| 19/00576/HOU     | 42 Church Street – Single storey extension, replacement roof and new dormer to rear<br>No objections                                                                                                                                                                                                                    |
| 19/00577/HOU     | 344 Rugby Road – Single storey front extension and two storey side extension<br>No objections                                                                                                                                                                                                                           |
| 19/00599/HOU     | 8 Sharpless Road – Replacement porch and canopy roof to front<br>No objections                                                                                                                                                                                                                                          |
| 19/00592/HOU     | 44 Forresters Road – Two storey side and single front and rear extension and new pitched roof to front<br>No objections                                                                                                                                                                                                 |
| 2019/CM/0104/LCC | Watling Street – Erection of a class B8 unit sized industrial warehouse unit<br>Members objected to this application due to serious concerns over the traffic movements so near to the road junction opposite the site.                                                                                                 |

#### **LATE ITEM**

- |              |                                                                                                                                                                                                                                                                                                                 |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 19/00383/FUL | 103 Coventry Road – Demolition of existing warehouse and erection of four dwellings (revised scheme)<br>Members had no objections to the revised scheme for property no 4 but repeat their objection to the whole revised scheme being an overdevelopment of the site and out of keeping with the street scene. |
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## **22. TEMPORARY EVENTS NOTICE APPLICATION**

Having been circulated to all members, the following TEN application was noted:

14<sup>th</sup> June 2019      St Catherines Parish Church  
 Sale of alcohol and provision of regulated entertainment  
 19:00 to 00:00

23. PREMISES LICENCE APPLICATION

A premises licence application for The Loquacious Baker, 2B Strutt Road, having been circulated to all members, was considered. Members objected to the application due to the noise potential from the premises in a quiet residential area.

24. PROPOSED STOPPING UP OF HIGHWAY

A public notice, draft order and draft plan had been received from the Department for Transport relating to a section of highway on B4109 Rugby Road. The papers were circulated to members and were made available to the public on our website. After consideration, members resolved to make no objection.

25. HINCKLEY & BOSWORTH EMPLOYMENT LAND AND PREMISES STUDY

Members discussed the circulated correspondence from HBBC requesting the views of the Parish Council regarding the supply of and demand or need for employment sites and premises within the parish. Before responding to HBBC's consultants, BE Group, members wished to discuss a potential response with other members involved with the Neighbourhood Development Plan. Cllr Mrs Hoelmer agreed to contact Cllr Flemming to organise a meeting to progress the matter, with a view to reporting back to the next available planning committee meeting. The submission of comments deadline being 19<sup>th</sup> July 2019 was noted.

26. WARWICKSHIRE MINERALS PLAN 2018 – UNDERGROUND COAL GASIFICATION POLICY MCS 10

A consultation request was received from Warwickshire County Council and circulated to members. Members felt that their knowledge of the coal gasification process was limited and that any comments should be made in line with LCC's Minerals Plan. Members requested the Deputy Principal Officer to obtain further information. The comments deadline of 9<sup>th</sup> July 2019 was noted.

27. PROPOSED TRAFFIC REGULATION ORDER

A proposed order was received from LCC to impose a Mandatory School Keep Clear Monday – Friday 8am to 4pm on part of Sketchley Road (and others roads not in parish). The documents were circulated and displayed in the parish information board outside Millennium Hall as requested by LCC. Members did not wish to raise any objection to the proposed order.

28. WORKING PARTY REPORTS

28.1 National Rail Freight Interchange

No meeting had been held and no reports were given. Members were aware of the next Cross Parish HNRFI meeting at Sapcote Pavilion on Thursday 20<sup>th</sup> June at 7pm. Cllr Williams confirmed his intention to organise a meeting of the working party prior to the Cross Parish meeting, where representation for the Cross Parish will be reconfirmed.

There being no further business, the meeting closed at 8.53pm