

**EARL SHILTON TOWN COUNCIL
MINUTES OF A PLANNING COMMITTEE MEETING**

Held at 7.00 p.m. on

Monday **31 January 2022**

At the Independent Chapel, 89, High St Earl Shilton, LE9 7LR.

MEMBERS PRESENT:

Councillors: I Faver, Deputy Chairman, R Allen, B Granger and C Ladkin.

In attendance:

Town Clerk: Mr ME Jackson.

Members of public: One as recorded.

21/038 *Deputy Chairman's welcome and opening remarks.*

The Deputy Chairman greeted attending Members and the member of the resident public then moved to the agenda item.

Noted and received.

21/039 *To receive apologies for member absence.*

Cllrs Mrs C Allen and A Darker submitted reasoned apologies for absence in writing or in person to the Town Clerk before the meeting and these were tabled to Members attending.

Resolved: to accept, as tabled, the above Cllr reasoned Member apologies for absence as recorded by the Clerk.

21/040 *Declarations of interests. To receive disclosures of member's interests, i.e. the existence and the nature of those interests in respect of items on this agenda.*
None.

21/041 *To receive and approve as a true record the minutes of the Planning Cttee meeting held on 10 January 2022.*
Resolved: to accept as a true record, the minutes of the meeting of the 10 January 2022 as tabled and circulated to members prior to the meeting.

21/042 *Planning applications/correspondence received as a Town Council 'statutory consultee' from HBBC, adjacent Districts and or LCC as Local or County Planning Authorities (LPAs) respectively or relevant source, for the following:*

a. 20/01225/FUL–Marlpit Farm, Thurlaston Ln., 108 dwellings, major appn.

The Cttee Chairman invited the member of the public and Cttee Members to discuss this re-consultation. Points to note and brought to the fore are as follows:

1. There has been no direct re-consultation by HBBC to previous resident objectors/commentators – why?
2. The re-consultation is still challenged as appropriating land outside the ownership of the vendor, (see original plans), putting at risk a notable tree, an expanse of hedgerow and apparently leaving only a 1m wide footway.

Chairman's Initials/Signature:

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2021/22

3. The developer applicant has commissioned a January 2022 highway survey but there are no revised comments from official LCC officers using their bespoke modelling software and data. This is a significant omission in the consultation process especially as the developer audit survey was during one day in early January 2022. In short a LCC report is required before this application should be truly validated by HBBC as the LPA.

4. Marlpit Farm as part of the Earl Shilton Sustainable Urban Extension (ES-SUE) and the necessary comprehensive infrastructure required for any SUE. On the **09 Dec 2020** ESTC as a *Consultee* submitted comments specifically about Marlpit Farm still being, de facto, part of the ES-SUE. The need for a holistic infrastructure plan for the ES-SUE and Marlpit Farm remains extant as good planning procedure. Despite minor fragmentation of the ES-SUE consortium both developments are on track to come forward at the same time. The Town deserves the best standard infrastructure first time round not as an afterthought.

Resolved: to object to this application in its current form.

Point of Order: the member of the public left the meeting, with Members' thanks, at the conclusion of this item timed at 7.34 p.m.

b. 20/00278/UNBLDS – *The Paddocks, A47 Hinckley Rd., PINS appeal against HBBC.*

Noted and received.

c. 21/01291/FUL– *Lord Nelson PH, Wood St., dormer extns creating a flat.* After an examination of the application drawings Members made the following decision.

Resolved: no material Consultee comments

d. *Relevant late applications/correspondence received since this agenda was set.*

1. *Blaby District Council (BDC) 21/1386/FUL – Hill Farm, Thurlaston - Solar Farm.*

After an examination of the application drawings and various other body expert comments Members made the following decision.

Resolved: to comment only that this local green' energy initiative is welcome.

2. 21/01390/FUL – *Barrow Hill Quarry, Mill Ln – 21, residential holiday lodges.*

Members agreed that this application fails to address certain concerns or is contrary to HBBC planning policies, viz.

- HBBC policy DM3 – 'development in open countryside outside the settlement boundary'.
- Mill Ln from the A47 Clickers Way to Barrow Hill Quarry is a farm track so only accessible safely by 4 wheel drive vehicles during the best of weather conditions. It is not suitable for family saloon holiday traffic.
- Health and safety issues. The site is close to the M69 and subject to exhaust fume and noise pollution due to the prevailing wind and



cannot be seen in isolation to the plans for the HNRFI; in particular new M69 junctions proposed for the motorway.

- What lies beneath the quarry site? Is there methane under where the 21 lodges are to be sited as has been the recent major issue at Huncote Leisure Centre, (a former household waste site)?

Resolved: to object to this application for the reasons stated above for this application.

3. *Fosse Villages Neighbourhood Plan – update consultation.*

Members agreed that this invitation in full should be sent to all members of ESTC for individual comment. The norm is not to, as a corporate body, comment on the *Neighbourhood Plans* for other local councils unless there is potential for a significant adverse effect on the Town.

Noted and received.

Confidential Items – in accordance with the Public Bodies (Admissions to Meetings) Act 1960, the press and public will be excluded from the agenda items below by reason of the confidential nature of the business to be discussed and will be requested to withdraw. Members will resolve to go into Private Session. Not applicable.

21/043 *To consider the issues/updates from the Cttee Chairman/Town Clerk/Members or others regarding late relevant confidential items received since this agenda was set. None.*

Last Item.

The Chairman closed the meeting at 8.00 p.m. thanking members for their attendance and contributions.

Chairman's Initials/Signature:



