

**EARL SHILTON TOWN COUNCIL**

**MINUTES OF A PLANNING COMMITTEE MEETING**

Held at 6.50 p.m. on

Tuesday 11 April 2023

At the Public Library, Wood St., Earl Shilton, LE9 7NE.

**MEMBERS PRESENT:**

Councillors: R Allen, Chairman, Mrs C Allen, C Ladkin and M Leman,

In attendance:

Town Clerk:

Mr ME Jackson

Members of public: Nil.

**22/056** Cttee Chairman's welcome and opening remarks.

After his welcome to all present the Chairman moved directly to the agenda.  
**Noted and received.**

**22/057** To receive apologies for Cttee member absence.

Cllr I Faver submitted his reasoned apology for absence prior to the meeting.  
**Resolved: to accept Cllr Faver's apology received above and as recorded in full by the Town Clerk.**

**22/058** Declarations of interests. To receive disclosures of any member's interests, i.e., the existence and the nature of those interests in respect of items on this agenda. **None.**

**22/059** To receive and approve as a true record, the minutes of the Planning Cttee meeting held on 13 March 2023.  
**Resolved: to accept as a true record, the minutes of the meetings of the 13 March 2023 as tabled and circulated to members prior to the meeting.**

**22/060** Planning applications/correspondence received as a Town Council 'consultee' from HBBC, adjacent Districts and or LCC as Local or County Planning Authorities respectively or relevant source, for the following:

a. 23/00204/HOU – 9, Elmesthorpe Ln – garage conversion/extension to a single storey habitable annex.

**No material Consultee comments.**

b. 23/00293/HOU – 196, Cedar Rd – single storey side and rear extensions.

**No material Consultee comments.**

c. 23/00330/OUT – Major application – part of Earl Shilton Sustainable Urban Extension (ES-SUE) –

- 500 dwellings of 1500 planned for the ES-SUE.
- A Primary School.



- *Community Hub premises.*
- *Hot food takeaway (sui generis).*
- *Access roads from Mill Lane and Astley Rd.*

Members discussed this outline application on the basis that the ES-SUE will come forward in time however the Town Council wish to make the following points not amounting to an objection.

1. General: the ES-SUE is planned as a single entity primarily as 1500 dwellings not 500 as first tranche.
2. Highways should be applied for in regard to the whole entity and be confirmed as up to LCC Highways 'adoptable' standard.
3. Dwelling Internet connections should be of the highest calibre.
4. s.106 contributions for the whole ES-SUE should be negotiated, agreed and confirmed before any part application is approved by the LPA and LCC.
5. STW Sewage Treatment Works Cordon Sanitaire: if not already, it is strongly suggested that odour tests and the boundary setting are scrutinised and formally reported on by truly independent professional experts. The aim and objective will be to protect future residents to have the right to the quiet enjoyment of their property, whilst protecting STW and the LPA from hindsight criticism for the lack of a thorough duty of care.

**Resolved: to submit these Consultee observations not amounting to an objection to the LPA (HBBC).**

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

*i) 23/00298/FUL – Land to the rear of 223 Station Rd & Breach Ln extn - 4 new dwellings.*

**No material Consultee comments.**

*ii) 23/00315/HHGDO – 5, The Grange – single storey canopy rear extension.*

**No material Consultee comments.**

*iii) 23/00313/HHGDO – 6 Ash Rd – single storey rear extension.*

**No material Consultee comments.**

*iv) 21/00607/FUL – Land West of Breach Ln (aka Breach Ln extn) – formal naming of the access road to multiple new dwellings. The Developer suggestion is 'The Kilns' as this area was at one time the site of a brickworks.*

**Resolved: to agree to the Developer suggested street naming above.**

*v) 23/00235/FUL – Marlpit Farm, 56, Thurlaston Ln – Retrospective Application – new garage garden building and log store.*

**No material Consultee comments.**

**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 a confidential nature of the business to be discussed and will be requested to withdraw. Members will decide, as necessary, to resolve to go into Private Session. So resolved.**

**22/061** *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 7.15 p.m. thanking members for their attendance and contributions.**

