

EARL SHILTON TOWN COUNCIL
MINUTES OF A PLANNING COMMITTEE MEETING

Held at 6.30 p.m. on
Monday 07 August 2017
At *The Stute Station Rd., Earl Shilton, LE9 7GA.*

MEMBERS PRESENT: Councillors: Mrs CM Coe, Chairman, J Brown,
S Hardy, P Statham and M Tebbett.
In attendance: Mr ME Jackson, Town Clerk.

17/015 *Chairman's welcome and opening remarks.*

The Chairman welcomed members and proceeded to the agenda.
Noted and received.

17/016 *To receive apologies for member absence.*

Cllrs A Greenwood and K Lapsley.
Noted and received.

17/017 *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 at this point on the agenda.

17/018 *To receive and approve as a true record the minutes of the Cttee meeting held on 11 July 2017.*
Resolved: to accept that the minutes of the meeting of the 11 July 2017 as tabled are a true record of proceedings.
(The Chairman duly signed the minutes)

17/019 *Routine planning applications or issues as follows:*

- a. 17/00306/FUL – 12 Jul 17 - Update 1x new dwelling High Tor.
Essentially negative consultee comments by County Highways with regard to Keats Lane were **noted and received** to be brought forward to the next Full Council.
- b. 17/00678/HOU – 12 Jul 17 – 1st floor side extn 20 Equity Rd East.
No observations.
- c. 17/00708/HOU – 20 Jul 17 – 2 storey side & sgl storey front & rear extns - 59, Belle Vue Rd.
No observations.
- d. 17/00718/ADV – 21 Jul 17 – Replacement Illuminated sign – Co-op Wood St.
No observations.
- e. 17/00722/HOU – 24 Jul 17 – Single storey rear extn – 87, Mill Ln.
No observations.
- f. 17/00746/HOU – 27 Jul 17 – Detached car port – Stanmaur Fm Breach Ln.
No observations.
- g. Late items:
 - 1. 17/00636/FUL – 18 Jul 17, 2x residential appts 38, Almeys Ln.
No observations.

Chairman's Initials/Signature 

2. *Dalebrook Farm Gypsy & Traveller site.*

A short discussion took place but Cttee members agreed this topic should wait to be discussed in detail at Full Council the following evening Tues 08 Aug 17 where it was **noted** to be an agenda item.

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. So resolved.

17/020 *To discuss the Council Premises Feasibility Study high level options (hard copy) papers issued to all members of Council on 11 July 2017 and sent to members electronically on 12 July 2017.*

Cttee members having had since the 11 July 2017 the opportunity to examine the options document; discussed at length all aspects of the proposals. The Cttee unanimously agreed to recommend to Full Council that, not without a great deal of sincere regret, the Provider's option proposals, even at the lowest cost estimate of £2.3m, are well beyond the financial capability of the Town Council now or in the foreseeable future.

Alternative sites were discussed in detail including Wood Street Park, Weavers Springs Park, (on greenfield land owned by Council). Brownfield sites on Wood Street (the Town Centre) were suggested including the *King William* site and *Hardy and Draper*. **With the latter, Cllr S Hardy declared a pecuniary interest but was allowed to remain in the meeting by resolution of members in order to answer technical points but not allowed to vote on a motion.** The above mentioned were all deferred because of cost, delays in the commencement of the Sustainable Urban Extension (SUE) and or implied legal complication in preference to the choice of approaching the Borough Council (HBBC) for the possibility of being 'gifted' HBBC brownfield land in the Town Centre that could accommodate the Town Council's needs, afford the opportunity to incorporate public toilets and fit in with medium term plans by the Borough to improve the 'Public Realm' of Earl Shilton in conjunction with the *approved* development for an adjacent 350 dwelling Westfield Farm estate. The Town Clerk made mention of a positive conversation with the HBBC Planning Manager (Major Projects) and presented members with figures for advances of funds from the government's *Public Works Loans Board*.

Resolved: recommendations to Full Council are that:

- 1. The Town Clerk should inform the Provider that the 'high level options' cost levels for the preferred choice were well beyond the financial resources, present and future, of the Town Council.**
- 2. The Town Clerk instruct the Provider with an alternative (see above) site for the feasibility study to continue with.**
- 3. The Town Clerk to inform the Executive Director of the preferential lessee that the preferred option will not now be feasible for financial reasons beyond the Council's control.**

End of Private Session & Confidential Items.

The Chairman closed the meeting at 8.10 p.m. thanking members for their attendance and contributions.

Chairman's Initials/Signature  ² 