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EARL SHILTON TOWN COUNCIL
MINUTES OF A PLANNING COMMITTEE MEETING

WEBSITE

ME Jackson
Town Clerk

Held at 7:00 p.m. on
Tuesday 23 June 2020

Vide remote/virtual means on the Zoom.us information systems (IS) platform.

MEMBERS PRESENT:

Councillors: R Allen, Chairman, Mrs C Allen, Ms J Duplock,
B Granger and K Lapsley.

In attendance: Town Clerk: Mr ME Jackson.
Office Clerk: Mrs C Houghton
Members of public: Nil.

20/001 *Election of Cttee Chairman and Deputy Chairman for the remainder of the Civic Year followed by the Chairman's welcome and opening remarks.*
Resolved: to re-elect both Cllr R Allen as Cttee Chairman and Cllr Mrs CM Coe as Cttee Deputy Chairman for the remainder of the current Civic Year

The Chairman greeted colleagues thanked them for their support and proceeded to the agenda.

Noted and received.

20/002 *To receive apologies for member absence.*

Cllr Mrs C Coe gave advance notice of apologies for absence in writing with a good reason as recorded by the Town Clerk.

Resolved: to accept the Cllr Coe's apology as tabled and recorded.


20/003 *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.*

Cllrs R Allen and Mrs C Allen declared an interest regarding agenda items 20/005 a. and f iii) as follows:

20/005 a. A non-pecuniary interest regarding the potential development land insofar they have grazed livestock on this land, secondly they have a personal relationship with one or more of the 3 land owners of this site. Finally, Cllr R Allen is advising at least one of the 3 land owners about the possible sale of land to the developer so may also in the future or vicariously advise the other 2 land owners in question.

20/005 f. iii). Both Cllrs Allen have a strong non-pecuniary personal relationship with the owner of the property/business as applicant.

Resolved: to allow the Chairman and Cllr Mrs C Allen to remain in the meeting for agenda items 20/005 a. and f iii) but only to conduct the meeting and to facilitate exchanges of relevant factual information. Both Cllrs Allen will not be allowed to express an opinion or vote on any motion if put forward.

Chairman's Initials/Signature 

20/004 *To receive and approve as a true record the minutes of the Planning Cttee meeting held on 10 March 2020.*
Resolved: to accept as a true record, the minutes of the meeting of the 10 March 2020 as tabled and circulated to members prior to the meeting.

20/005 *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. *20/0239/OUT – major development 190 dwellings – Gladman Developments.*

Members discussed the informal suggestion from an HBBC officer that ESTC may, in response to this outline planning application, indicate whether or not they will be receptive to taking on the future responsibility for public open space (POS) groundcare plus play equipment maintenance and replacement for this application site. If groundcare etc is taken on by ESTC this will result in a Local Planning Authority (LPA/HBBC) bid for s.106 developer contribution monies. Members indicated ESTC will be willing to consider such a long term commitment having also discussed the strong possibility, as such, that the Town Council will need a step-change of its staffing of the Groundcare Team, i.e. a high probability of the need to hire 1x permanent FTE operative.

Resolved: to go back to HBBC stating that ESTC will be willing to consider taking on the groundcare maintenance of the development but only if the provision of play equipment etc is initially paid for by the developer and a significant 'no strings attached' commuted sum is paid to the Town Council.

b. *20/00411/HOU – 23, Masefield Dve-2 storey side, sngl storey rear extns & tarmac drive over green wedge.*

Members were reminded that the tarmac drive over to Breach Ln will be improper unless the title for ownership of public highway land, (the green verge), is somehow transferred to the applicant. A previous occupier of this property tried to 'take' this highway land without planning permission in recent years for a driveway and was made to re-instate the green verge. Cllr R Allen will seek to see what progress there has been in processing this application with the named HBBC Planning Officer.

Noted and received.

c. *20/00398/FUL - 1, The Spinneys, Leicester Rd - 2 storey side & sngl storey rear extns.*

Members in discussion have no objection to the extensions but make the following **Consultee Comment**: Section 5 of the application makes it quite clear that smooth render and wooden cladding will significantly change the whole outward appearance of No 1 and so leave the conjoint property (No 2) looking totally incongruous. Is this good planning practice if passed?

Chairman's Initials/Signature 

d. 20/00498/HOU - 11, Edinburgh Rd - 2 storey rear extn.
No material Consultee comments.

e. 20/00502/HOU - 4, Bird Cl., - integral garage conversion to habitation.
No material Consultee comments.

f. Relevant late applications/correspondence received since this agenda was set:

i) 20/00525/OUT – Erection of 2 dwellings, Bardon View High Tor East.

After members discussed whether or not the application site was within the settlement boundary on balance it is felt that the precedent for such applications has been made.

No material Consultee comments.

ii) 20/00534/HOU – 42, Doctors Fields – Sngl storey rear & side extns.
No material Consultee comments.

iii) 20/00582/FUL – 52, High St (Nursery) – Flat roof side extn.

Consultee comment. Members expressed the views that large scale flat roof extensions, particularly to an older bungalow are not in keeping with good design and the Town's main thoroughfare streetscene. This is a comment not amounting to an outright objection.

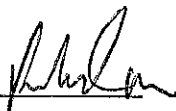
Confidential Items – in accordance with the Public Bodies (Admissions to Meetings) Act 1960, the press and public will be excluded from the agenda items below by reason of the confidential nature of the business to be discussed and will be requested to withdraw. Members will resolve to go into Private Session. So resolved.

20/006 Possible updates from the Chairman/Town Clerk regarding the:

a. The Premises projects – update re new Library Office facility and public toilet.

REDACTED
Town Clerk

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Chairman's Initials/Signature 

- b. *The Premises projects – update re the search for a new Groundcare Team facility.*

REDACTED
Jay Thomas Clerk

- c. *Dalebrook Farm (DBF) – ESTC strategy for the medium and long term of this site.*

REDACTED
Jay Thomas Clerk

- d. *Late relevant confidential items received since this agenda was set.*
None.

End of Private Session

The Chairman closed the meeting at 8.18 p.m. thanking members for their attendance and contributions.

Chairman's Initials/Signature 