

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

Held at 6.50 p.m. on  
**Tuesday 10 December 2019**  
At *The Stute*, Station Rd., *Earl Shilton, LE9 7GA*.

**MEMBERS PRESENT:** Town Councillors: R Allen, Chairman, Mrs C Coe, Deputy Chairman, Mrs C Allen, Ms J Duplock, B Granger and K Lapsley.  
In attendance: Mr ME Jackson, Town Clerk.  
Members of the public: Nil

**19/037** Cttee Chairman's welcome and opening remarks.  
**Noted and received.**

**19/038** To receive apologies for member absence. **None.**

Cllr Mrs CM Coe joined the meeting at this point.

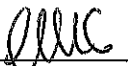
**19/039** *Declarations of interests. To receive disclosures of member's interests, i.e. the existence and the nature of those interests in respect of items on this agenda.*  
**None (at this point – see item 19/042 g. below).**

**19/040** *To receive and approve as a true record the minutes of the Planning Cttee meeting held on 04 November 2019.*  
**Resolved: to accept as a true record, the minutes of the meeting of the 04 November 2019 as tabled and circulated to members prior to the meeting.**

**19/041\*** *Planning applications/correspondence received as a Town Council 'statutory consultee' from HBBC, adjacent Districts and or LCC as Local or County Planning Authorities respectively or relevant source, for the following:*

a. 19/01141/FUL – *ES Town Cricket Club redevelopment project.*

Cttee members discussed this application at length given the background of detailed, clear, simple and open consultations by the Cricket Club. The consultation process has been with the whole of the Town Council and Keats Lane residents. Members do not in any form concur or support the objections to this application made by the unelected quango *Sport England*. Members strongly disagree with the *Sport England* assertion that playing field area will be lost. The area in question has not been in use for its original purpose for approximately 60 years and in any case this has been thoroughly mitigated by the ESTC public ownership of the adjacent Wood Street Park plus a 1 acre wild flower field. For example: note the vibrant pump track, modern MUGA and skate board ramps literally next to the Cricket club fence line. Eminently qualified local expert testimony to verify that the land to be given up for the 9 dwellings has not been, for 6 decades, a football pitch or an integral part of the cricket outfield is on hand if required. ESTC members fully accept the applicant's scientific evidence that the 'ball strike' distances are either sufficiently safe and or fully mitigated.

Chairman's Initials/Signature 

ESTC members believe this is an outstanding totally self-financing development that will secure a superb all age/gender cricket facility for the Town, Borough and County for a half century or more.

**Statutory Consultee Comment: ESTC fully support this application.**

- b. 19/01228/HOU - 46, Coronation Rd., sngl storey rear extn & wide dropped kerb.

**Statutory Consultee Comment: ESTC concur with the Local Highway Authority comment that, the drop kerb width is too wide and should therefore conform to the Highway Design Guide.**

- c. 19/01293/CONDIT – 52 High St., variation to a flat roof extn.

**Statutory Consultee Comment: ESTC would not normally support an application for a flat roof extension however as a viewpoint in this instance it does not carry the force of a material objection. That said, ESTC will object to any further applications for flat roof extensions to this property as this will put the main structure completely out of kilter.**

- d. 19/01275/OUT – Land Keats Ln & High Tor East. 3 dwellings (revised appn).

**Statutory Consultee Comment: ESTC object to the application in part. ESTC Members strongly suggest the parking for the 2 semi-detached houses should be on the Keats Lane facing landscape, i.e. in keeping with all other properties that face this highway.**

- e. 19/01198/COU – Kirkby Vale, Nock Verges–retrospective appn: use as reclamation yard.

**Statutory Consultee Comment: ESTC object to this application. It is not in keeping with the residential nature of the surrounding properties. There is nuisance likely from noise, general fumes, waste and risk from uncontrolled unspent petrol, diesel, oils and lubricants. ESTC generally take a dim view of all retrospective applications but especially ones of an industrial processing nature.**

- f. Temporary Entertainment Notice (TEN) – Ashfields Restaurant New Year's Eve.

**Statutory Consultee Comment: no objections.**

- g. Gladman Developments Ltd letter of introduction and proposal.

Cllrs C Allen and R Allen declared a non-pecuniary interest in this application because they have a personal relationship with the current land owner who is likely to sell said land to the property developer should planning permission be granted by HBBC as LPA.

**Resolved by remaining members: both Cllrs Allen may remain in the meeting room to answer any questions but not vote on any motion.**

Members discussed the assertion by Gladman's that 629 applicants with an Earl Shilton connection were on the HBBC waiting list for affordable housing. ESTC figures obtained from HBBC as at 06 Dec 19 state only 182 and 96 of these were for 1 bedroomed properties. Additionally the Cttee discussed the request from Gladman's for a meeting with the Town Council to discuss the application. The major development could be for up to 270 dwellings.

**Resolved: to invite the developer to a meeting on Tues 11 Feb 20 which is the normal evening for Planning Cttee and Full Council meetings, (Jan 20 meetings will be pre-occupied with precept setting).**

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

i) 19/00742/FUL (4<sup>th</sup> consultation) – 42 Station Rd., 4x apartments.

**Statutory Consultee Comment: ESTC still object to this fourth version of this application. Adequate provision for resident parking is still not satisfactorily demonstrated and the additional vehicle ingress and egress from the site is still not deemed safe for all highway/footway users.**

ii) 19/01328/HOU -134, Keats Ln., - 2 storey rear extension.

**Statutory Consultee Comment: no objections.**

iii) Tree Preservation Order (TPO) 'Sealed' notice No 10/2019 - 37, Hinckley Rd., Earl Shilton, LE9 7LG. **1x silver birch tree.**

**Statutory Consultee Comment: ESTC members welcomed the TPO.**

iv) Barrow Hill Quarry (disused) – use as Landfill – applicant's appeal to a Planning Inspector to overturn the LPA's refusal.

Members discussed the applicant's appeal and overwhelmingly agreed it should be subjected to renewed counter-argument. The issues will be carried forward to Full Council also. It is the wrong application for the roads and residents alike.

**Statutory Consultee Comment: ESTC will submit renewed arguments to the Planning Inspector with an especial plea for him to visit the proposed site of access and operations.**

**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.**

- 19/042\*** Possible updates from the Chairman regarding the:
- a. The *Premises projects* – meetings update re Office and ES SUE.
  - b. *Dalebrook Farm* – crime and disorder issues and meeting at HBBC 18 Dec 19.
  - c. Late relevant confidential items received since this agenda was set.

***All the private session items deferred to the follow-on Full Council.***

**End of Private Session**

**The Chairman closed the meeting at 7.29 p.m. thanking members for their attendance and contributions.**

\* Correction of serial numbers from simple mistake made on the agenda notice.

*DM Coe*