

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

Held at 6:45 p.m. on
Tuesday 10 November 2020

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

MEMBERS PRESENT:

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

In attendance:

Town Clerk: Mr ME Jackson.

Office Clerk: Mrs C Houghton

Members of public: Nil.

20/026 *Chairman's welcome and opening remarks.*

The Chairman greeted colleagues, thanked them for attending this virtual meeting and then proceeded to the agenda.

Noted and received.

20/027 *To receive apologies for member absence.*

Cllrs Mrs C Coe and Ms J Duplock gave advance notice of their apologies for absence in writing with a good reasons as recorded by the Town Clerk.

Resolved: to accept the said Cllrs apologies as tabled and recorded.

20/028 *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 20/030 d. and e (i) as follows:

20/030 d. Cllr R Allen, as a non-pecuniary interest, has to state that in his role as a Borough Cllr he is on public record as being opposed to the ES SUE and may be deemed to have fettered his discretion on this agenda item.

20/030 e (i). Both Cllrs Allen: a non-pecuniary interest regarding this 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.

Resolved: to allow the Chairman and Cllr Mrs C Allen to remain in the meeting for agenda items 20/030 d & e (i) 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.

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20/029 *To receive and approve as a true record the minutes of the Planning Cttee meeting held on 13 October 2020.*

Resolved: to accept as a true record, the minutes of the meeting of the 13 October 2020 as tabled and circulated to members prior to the meeting.

20/030 *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. *20/01031/HOU – 17, Norman Dagley Cl – 2 storey rear extension.*

No material Consultee comments, however ESTC Members wish to make it known to the Local Planning Authority (LPA), HBBC, that the Town Council fully support the Officer recommendation to include Swift (bird nesting) 'box' structures into appropriate new dwellings.

b. *20/01101/LBC - 69, High St – replacement windows and door.*

No material Consultee comments.

c. *20/01093/HOU – 37, Equity Rd – single storey front & 1st floor side extensions.*

No material Consultee comments.

d. *Earl Shilton Sustainable Urban Extension (ES-SUE) - HBBC briefing note.*

The Cttee Chairman informed members that the recent major application for dwellings to be built on the Marlpit Farm site off Thurlaston Lane had been subject to a mis-statement of fact by the LPA. For the avoidance of doubt, Marlpit Farm is not designated as part of the ES SUE.

As regards the ES SUE; the Developer Consortium (Barwood Land) are now offering to give in the near future a presentation plus Q & A session to Cllrs of HBBC about their intentions for the development with the start point being an Environmental Impact Assessment (EIA) to comply with *Town & Country Planning Regulations 2017*. In reply to a question as to whether or not Town Cllrs will be invited (virtually?) to this presentation the Chairman suggested to Cttee members it will be better to have a discrete presentation to ESTC Members from Barwood Land if this can be facilitated. The Town Clerk was requested to make the necessary contacts to see if the latter could be achieved also in the near future.

Noted and received.

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

i) *20/00239/OUT – Land North of Hill Top Farm – major development of 190 dwellings – LPA (HBBC) **refusal notice**.*

The Chairman outlined the reasons for the initial refusal of this application which is in the public domain (HBBC Planning Portal through the HBBC website). The precis of reasons for refusal are:

1. Extant HBBC Core Strategy Policies dictate the current outline application will have '*significant adverse impact on the landscape and visual character of the area*'.

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2. 'The applicant has failed to adequately demonstrate that the site does not contain archaeological remains of significance'.

Some Cttee Members agreed that the developer could well find a work around for progressing their application in future.

Noted and received.

ii) 20/01122/FUL – 4, Oxford St - Erection of (2x) semi-detached dwellings.

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 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.

20/031 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 7.07 p.m. thanking members for their attendance and contributions.

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