

ME Jackson
Town Clerk

EARL SHILTON TOWN COUNCIL
MINUTES OF A PLANNING COMMITTEE MEETING

Held at 7.00 p.m. on
Tuesday 18 September 2018
At *The Stute*, Station Rd., *Earl Shilton*, LE9 7GA.

MEMBERS PRESENT: Town Councillors: Mrs C Coe, Chairman, S Hardy, K Lapsley and P Statham.

County/Borough Cllrs: Mrs J Richards, R Allen and C Ladkin-(arrives at 7.20 p.m.).

In attendance: Mr ME Jackson, Town Clerk.
Members of the public: **16** as recorded *signed-in*.

18/025 *Chairman's welcome and opening remarks.*

The Chairman was delighted to welcome County/Borough Cllrs plus so many members of the public to this key and expanded Planning Cttee meeting.

Noted and received.

18/026 *To receive apologies for member absence.*

Town Cllr Cttee members: M Tebbett and Ms A Williams.

Courtesy apologies from Town Cllr non-Cttee members: R Phelps and C Newlyn.

Resolved: to accept the apologies for absence by cllrs for the good reasons stated to and received by the Town Clerk prior to the meeting.

18/027 *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.*
Cllr P Statham: a non-pecuniary interest in item 18/031 c. *Westfield Farm as he lives adjacent to this proposed 322 dwelling development. Cttee members saw no reason why Cllr Statham should be excluded from the meeting for this 'information only' item.*

Point of order: the Cttee; through the Chairman; allowed item 18/031 d. to be brought forward and heard due to the obvious public interest in the application:

18/00846/OUT- 52 Heath Ln- erection of 2 dwellings. All cllrs, with great interest listened to the detailed background of this application, i.e. that this current one followed on from a similar one 'refused' by Borough Council and 'failed' at a subsequent formal *Planning Inspector's hearing*. The members of the public passionately interacted with all cllrs to express their objections to this latest application on the grounds of its overbearing nature and the safety aspect of traffic entering and leaving the proposed dwellings through a blind visibility splay. The Borough Cllrs, with Cllr R Allen as lead member promised to 'call-in' this application to the HBBC Planning Cttee with the aim and objective of having it refused.

Resolved: that the Planning Cttee on behalf of the Town Council and in support of affected residents plus in concert with Borough Ward Cllrs will 'object' to this application as a consultee through the official HBBC planning portal.


All members of the public left the meeting after this item at 7.42 p.m.

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.

18/028 *To receive and approve as a true record the minutes of the Planning Cttee meeting held on 29 August 2018.*
Resolved: to accept as tabled, the minutes of the meeting of 29 August 2018 as a true record of that meeting.

18/029 *Dalebrook Farm. Development of a formal, permanent and privately owned Gypsy, Romany & Traveller (GRT) site. A plenary session for all County, Borough and Town cllrs to discuss a proposal to improve matters soonest for all stakeholders.*

Cllr R Allen outlined an alternative plan to be put forward in place of the failing Dalebrook Farm development:

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Resolved: that the Planning Cttee, on behalf of the Town Council, support this alternative plan wholeheartedly.

County and Borough Cllrs left the meeting, with thanks, after this item concluded at 8.08 p.m.

18/030 *Late items of consultee correspondence received by the Town Clerk since the issue of this agenda deemed to be private session matters.*

Cttee members heard from the Cttee Chairman that she and the Town Clerk had, just prior to this Planning Meeting, been subject to an impromptu in person proposal from HBBC's Chairman of the Town Team Working Group (TTWG) and the Assets & Estates Manager.

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End of Private Session

18/031 *Planning applications/correspondence received as a Town Council 'consultee' from HBBC, adjacent Districts and or LCC as Local or County Planning Authorities respectively for the following:*

a. 18/00871/HOU- 28 Jubilee Dve - sgl storey rear & 1st floor front extrn.
No observations.

b. 18/00886/FUL- Factory 12 Keats Ln –change of use to 'airsoft' game centre.
No observations.

c. 18/00225/REM- Westfield Fm 322 dwellings- tracked change to reserved matters.
No observations on the 'reserved matters' for landscaping, however it was noted that light blue dots on the CAD plan signify the proposed slight change in route of the LCC designated footpath U26. Additionally, the question of how s.106 significant developer contribution funds may be best used will be subject to future scrutiny.

- d. 18/00846/OUT- 52 Heath Ln- erection of 2 dwellings. **See above.**
- e. 18/00893/HOU- 2 Almond Way- 2 storey side extn.
No observations.
- f. 17/01292/FUL- 38 Almeys Ln- appeal by applicant against refusal by LPA
HBBC.
No observations.
- g. SheepyPlan/REG16- Sheepy Parish Neighbourhood Plan.
Noted and received.
- h. Late applications/correspondence received since this agenda was set.
- i) 18/00710/FUL – 42, Station Rd erection of 6 flats.
Object and request refusal for the following reasons:
- **Insufficient parking provision as required by planning regulations.**
 - **The mature trees should be preserved.**
 - **Access to the highway for extra vehicles may be unsafe.**
 - **They are overbearing to the street scene because of their height.**
- ii) BDC Ltr 01819 dtd 12 Sep 18 – Consultation Blaby Local Plan Delivery DPD.
No observations.
- iii) 18/00857/CONDIT – Birch Close dwellings parking space variations.
No observations.
- iv) 18/00912/HOU – 106 Heath Ln, sgl storey side extn & driveway works.
No observations.
- v) Telecon ^{REACTION} Jackson p.m. 18 Sept 18 – Earl Shilton Sustainable Urban Extension (ES SUE).
The Town Clerk briefed Cttee members that research shows that a proposed Town access road is not part of a s.106 agreement or monies for the ES SUE neither is the road 'essential' to the AAP for the Borough Plans. It is therefore extremely unlikely that a further £0.5m will be paid by any developer consortium for park land to build an access road. That is, in addition to the £0.5m that is already in the s.106 agreement for a community pavilion on Weavers Springs Park. This does not prevent the Town Council from negotiating with the developers to build the community pavilion at the same time as the SUE itself subject to a cost and design agreement.
Noted and received.

The Chairman closed the meeting at 9.15 p.m. thanking members for their attendance and contribution.

Chairman's Initials/Signature 