

EARL SHILTON TOWN COUNCIL

MINUTES OF A PLANNING COMMITTEE MEETING

Held at 6.30 p.m. on

Tuesday 04 November 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, and B Granger.
In attendance: Mr ME Jackson, Town Clerk.
Members of the public: Nil

19/031 *Cttee Chairman's welcome and opening remarks.*
Noted and received.

19/032 *To receive apologies for member absence.*

Cllrs J Duplock and K Lapsley gave advance notice of apologies for absence in writing with the good reasons recorded by the Town Clerk.

Resolved: to accept the member's apologies for the good reasons offered.

19/033 *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.

19/034 *To receive and approve as a true record the minutes of the Planning Cttee meeting held on 08 October 2019.*
Resolved: to accept as a true record, the minutes of the meeting of the 08 October 2019 as tabled and circulated to members prior to the meeting.

19/035 *Planning applications/correspondence received as a Town Council 'consultee' from HBBC, adjacent Districts and or LCC as Local or County Planning Authorities respectively or relevant source, for the following:*

a. 19/01097/HOU – 95 Cedar Rd - single storey rear extension.
No material Consultee Comments.

b. 19/00674/FUL – Heath Lane South (120 Hinckley Rd).
Town Council **object** (through the HBBC Planning Portal as follows:
"ESTC members were made aware of your recent conversation with Town Cllr Mrs A Burton and your assurance to her that the previous objections from all stakeholders, particularly residents of Heath Lane South, will still be taken into account.

Notwithstanding the above, ESTC members wish to record their continued objection to this application based on:

1. No substantive changes have been made to the application.
2. ESTC must maintain in support of residents a consistent approach and view which will always be tempered by local knowledge and trust. In this case the trust in the applicant's bone fide is lacking because of his past actions an attitude to residents of Heath Lane South.

3. Safety: LCC Footpath U74 narrows at the point of ingress/egress to the development. Six or more vehicles trafficking at peak times when parents are taking their children to what will soon be the largest Primary School in the County are not conducive to highway safety. Add 320 families in the new Westfield Farm development plus the possible narrow metalling of just the footpath along the un-adopted Heath Lane South and the recipe for a cohesive holistic approach is defeated entirely."

- c. 19/00162/HOU – 120 Hinckley Rd – Detached garage – re-submission.
Town Council **object** (through the HBBC Planning Portal as follows:
"ESTC members remain aware that this application is conjoint with one for 4 flats in a parallel development which is also objected to by ESTC.

ESTC members object on the grounds of your policy DM10 the prime strand being the effect on the applicant's neighbours of the revised height of this substantial building. It is deemed to be overbearing along with the 4 flats development."

- d. 19/01148/TPO – 3 Prospect Way – works to sycamore tree.
No material Consultee Comments.

- e. 19/01147/FUL – 200A High St – erect a 2 bed bungalow.
Town Council **object** (through the HBBC Planning Portal as follows:
"The two main drawings are at odds with each other insofar as the width of the ingress/egress vehicle access is concerned:

The red lined drawing implies the access is narrow because the property line for Nos 204/206 makes it so.

The more detailed drawing implies that No 204/206 have no 'rights' beyond the actual building line and likewise in front of the adjacent Nos 208/210.

I have this morning visited the site. There are nine motor vehicles parked in the shared access presumably belonging to shop and flat dwellers fronting the site. There is also the question of the very large and mature pine tree located at the very heart of the proposed bungalow?

Until a clearer application is written with more detailed plans are produced ESTC object to this application so as to prevent any adverse impact on all the adjacent neighbours, including the flat dwellers, because quite obviously access and parking rights will be the main issue going forward."

- f. 19/01180/TPO – Tree works ESTC's Wood St Park.
Town Council **support** (through the HBBC Planning Portal as follows:

"For obvious reasons ESTC support this application. For the record:

The Town Council earlier this year commissioned, through the relevant department of Leics County Council a full professional survey of all trees within the ESTC estate. These works follow the recommendations of the survey to the letter.

Additionally, the ESTC policy is to replace felled trees in the ratio of 2 saplings for each felling."

- g. 19/01178/TPO – *Tree Works to ESTC's Hurst Rd pocket park.*
Town Council **support** (through the HBBC Planning Portal as follows:

“For obvious reasons ESTC support this application. For the record:

The Town Council earlier this year commissioned, through the relevant department of Leics County Council a full professional survey of all trees within the ESTC estate. These works follow the recommendations of the survey to the letter.

Additionally, the ESTC policy is to replace felled trees in the ratio of 2 saplings for each felling.”

- h. 19/01184/FUL – *Shilton Rd K-Mallory – erection of a riding ménage.*
No material Consultee Comments

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

- i) *Temporary Entertainment Notice (TEN) – ES Constitutional Club – Fri 08 Nov 19 Extension of Bar & Lights to 23:59 for a 'gin festival'.*
No material Consultee Comments

- ii) 19/18/00987/OUT – *King William 1 PH, The Hollow – Conversion to flats.*

The Cttee were anecdotally informed that there is a likelihood that the application is likely to be 'approved' by HBBC as the Local Planning Authority. Whilst members expressed their disappointment at the prospect of this outcome, especially due to the strongly perceived highways issues that will result from the development; they agreed that the Town Clerk should write to the casework Planning Officer to formally request that any s.106 contributions accruing to the development should be earmarked for spending on the Wood St 'public realm', in particular the remedy for the infamous *Shilton Lakes* adjacent to the established car park.
Noted for action by the Town Clerk.

- iii) 19/00863/OUT-*Keats Ln/Tor Heights, erection 4 various dwellings.*

The Cttee Chairmen informed members his sources intimate this application has not been approved.
Noted and received.

- iv) *Barrow Hill Quarry (disused) – Landfill site use under LCC licence.*

Members were informed by the Cttee Chairman that his latest information is that the applicant has lodged a last minute appeal to HM Planning Inspector but that there is a glitch with the software

process allowing other stakeholders to counter-appeal or make a form of representation. The County Cllr for Earl Shilton is addressing these issues.

Noted and received.

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.

19/036 *Possible updates from the Chairman regarding the:*

a. *The Premises project.* Cllr Coe informed members that she and the Town Clerk had; with continued delegated Council authority; met with the ESTC appointed solicitor that afternoon to review and agree the latest draft lease to be drawn up with Leics County Council. The draft will now be sent back to LCC to progress the matter further still.

Noted and received.

b. *The Dalebrook Farm (DBF) Gypsy, Romany & Traveller (GRT) development.*

There is strong anecdotal evidence that the owners of DBF met with one well-known local housing developer 3 weeks ago and may well engage with another in Dec 19 or Jan 20. The point being will be to sell out the DBF site to conventional housing rather than complete a long-term GRT site as currently permitted by LPA planning consents and conditions. ESTC will await formal notices with great interest.


Noted and received.

c. *Late relevant confidential items received since this agenda was set.*

i) *Greenfield land North of Keats Lane approximately 270 dwellings.* The same known developer as mentioned in sub para b above is rumoured to be interested in this parcel of land for a housing development. 'Outline' planning permission may be sought in the near future.

Noted and received.

ii) *ES Town Cricket Club – application to redevelop the ground.*

REDACTED 
This action may slow down the approval process. ESTC remain fully supportive of the 'Clubs application.

End of Private Session

The Chairman closed the meeting at 7.24 p.m. thanking members for their attendance and contributions.

Chairman's Initials/Signature 