

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

Held at 7:00 p.m. on
Tuesday 22 February 2021

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

MEMBERS PRESENT:

Councillors: Cllr R Allen Chairman, Mrs C Coe Deputy Chairman,
Cllr Mrs C Allen, Mrs A Burton* and K Lapsley.
* Sanctioned substitute member.
Cllr R Hills attended as an observer member.

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

20/050 *Chairman's welcome and opening remarks.*

The Cttee Chairman greeted colleagues, thanked them for attending this virtual meeting, particularly Cllr Burton for again stepping up as a substitute member. Additionally, Cllr Hills, as an observer for this meeting which includes a major housing application. The Chairman also expressed the hope that face to face meetings will, in light of the news of the day, again be possible in the not too distant future.

Noted and received.

20/051 *To receive apologies for member absence.*
None – full attendance.

20/052 *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.*

Declarations were declared as follows:

Cllrs R & Mrs C Allen – a non-pecuniary interest in 20/054 a. as they are both personal friends of the current landowner.

Resolved: to allow Cllrs R & C Allen to remain in the meeting for this item solely to facilitate the meeting and offer factual information if requested, but not to offer opinion to Cttee members or vote on the application.

Point of order: Cttee Chairman Cllr R Allen, with the consent of members, moved item 20/054 a. to the last public item on the agenda and Cllr Mrs C Allen left the meeting at 7.14 p.m. before this item was discussed.

20/053 *To receive and approve as a true record the minutes of the Planning Cttee meeting held on 09 February 2021.*

Resolved: to accept as a true record, the minutes of the meeting of the 09 February 2021 as tabled and circulated to members prior to the meeting.

1

Chairman's Initials/Signature:



2020/21

20/054

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. 21/00135/OUT – 140 dwellings, Land North of Hill Top Farm, Gladman Dev's.

Members went over the background of the previous Gladman 190 dwelling application of March 2020 for this area of the greenfield land on the outskirts of the Town. Questions then concerned:

- Maintenance of public open spaces – who will be responsible in the long term?
- All highways within the development must be built to a standard whereby County Highways will adopt them on completion of the development.

Members also noted and received an objection from a resident of Green Lane, Earl Shilton.

Members then went on to discuss the current application bearing in mind the coincidental adjacent or almost adjacent major development applications under consideration at Marlpit Farm (111 dwellings) and, in particular, Ashby House et al for (50 dwellings) off the Leicester Rd just below Hill Top.

Resolved: to comment, not amounting to an objection, as follows even allowing for the presumption that each application should be judged on its own merits as good planning decisions require a holistic view particularly when they are conjoint major developments:

- Any traffic modelling by County Highways using their most recent software update must include the Marlpit Farm (20/01225/FUL) and Ashby House (20/00916/FUL) development applications.
- Highways on all the (three) developments must be built to an adoptable standard by LCC Highways.
- The 30 mph zone must commence well before the Kirby/Shilton/Leicester Rd junction.
- The bus stops and 'uncontrolled crossing' points must be clearly marked on the application before the LPA make their decision(s). (*Statement of Community Involvement* – page 6, para 3.2.6 refers).
- All conjoint developments must be made to work together regarding the ingress/egress off the Leicester Rd as well as traffic flows to prevent 'stifling', (LCC Highways policy refers using this term), of Earl Shilton and most importantly provide for the safety of all highways users.

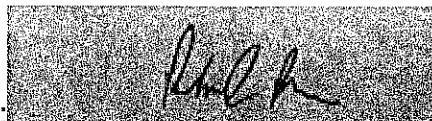
b. 21/00063/HOU - 4 Doctors Fields, single storey front & rear extns & roof alterations.

No material Consultee comments.

c. 21/00174/HOU – 22 Oakdale Rd., single storey front extension.

2

Chairman's Initials/Signature:



2020/21

Members discussed this at some length, particularly in relation to the dimensions of the proposed extension and current street scene.

Resolved: to totally object to this application on the basis the considered opinion is that it goes against Borough Council (Local Planning Authority) Policy DM 10 c., i.e. the proposed extension is not in keeping or complimentary to the long standing street scene of Oakdale Rd.

d. 2021 Feb 08 – Pre-submission Markfield Neighbourhood Plan Consultation.

Through the Cttee Chairman, Members were content not to make any representation to this consultation as kindly invited.

Noted and received.

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

i) 20/01230/HOU – 9, Tommy Brown Cl – single storey front extension and side and rear alterations. This is a ‘called-in’ application to the HBBC/LPA Planning Cttee – invitation to make representation by public speaking protocol.

Members recalled seeing the original application and having then no material Consultee comments were content not to take up the offer of the LPA invitation to make further representations.

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. *Not applicable.

20/055 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 7.34 p.m. thanking members for their attendance and contributions.

