

EARL SHILTON TOWN COUNCIL
MINUTES OF A PLANNING COMMITTEE MEETING

Held at 6.30 p.m. on
Tuesday 11 February 2020
At *The Stute*, Station Rd., *Earl Shilton, LE9 7GA*.

MEMBERS PRESENT: Town Councillors: R Allen*, Chairman, Mrs CM Coe, Deputy Chairman, B Granger and K Lapsley.
*Borough Cllr for his Town Ward also.

In attendance:

Town Cllrs not members of the Planning Cttee; Ms D Almey, Mrs A Burton, Mrs G Granger, R Hills and Ms S Mannion.

Town Clerk; Mr ME Jackson.

Members of the public: Four, as recorded.

19/050 *Cttee Chairman's welcome and opening remarks.*

The Chairman greeted colleagues, the public and proceeded to the agenda.
Noted and received.

19/051 *To receive apologies for member absence.*

ESTC Planning Cttee Cllrs, Mrs C Allen, and Ms J Duplock gave advance notice of apologies for absence in writing with the good reasons recorded by the Town Clerk.

Resolved: to accept the Cttee member's apologies as recorded.

County Cllr Mrs J Richards also submitted her apologies for absence.
Noted and received.

19/052 *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.*

Cllrs R Allen and C Coe both declared an interest regarding agenda item 19/054 as follows:

Cllr R Allen - A non-pecuniary interest regarding the potential development land insofar he and his spouse have grazed livestock on this land, secondly he and his spouse 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 to remain in the meeting for agenda item 19/054 but only to conduct the meeting and to facilitate exchanges of

relevant factual information. Cllr Allen will not be allowed to express an opinion or vote on any motion if put forward.

Cllr Mrs C Coe – declared that she owns an adjacent plot of land to the potential housing development which, in future, may lead to a pecuniary interest.

Resolved: to allow the Deputy Chairman to remain in the meeting for agenda item 19/054 but only to facilitate the meeting and exchanges of relevant factual information. Cllr Coe will not be allowed to express an opinion or vote on any motion if put forward.

19/053 To receive and approve as a true record the minutes of the Planning Cttee meeting held on 14 January 2020.

Resolved: to accept as a true record, the minutes of the meeting of the 14 January 2020 as tabled and circulated to members prior to the meeting.

Point of order: Cllr R Hills arrived direct from work at 6.39 p.m. during item 19/053

19/054 Presentation to the meeting by Gladman Developments Ltd regarding a possible housing development to be sited between the Leicester Rd and Shilton Rd.

The three representatives from Gladman gave a presentation with handouts to the meeting. The briefing included outlining:

- Local Planning Authority (LPA) Borough Council policy and constraints.
- The fact they will be dealing with 3 land owners.
- How the design fits in with the LPA *development framework plan*.
- How current and future environmental and or other rigorous surveys required by law will be carried out, e.g. no trees are earmarked for removal however limited hedgerows will have to be sensitively removed and replaced in kind or with shrubs and or trees.

The floor was then opened to questions and points made by those attending as follows:

Cllr C Coe – Will Gladman please consider looking at an alternative, safer, highway ingress/egress as local knowledge and anecdotal evidence suggests that the better option will be to adapt the current Leicester Rd and Shilton Rd triangular junction to all stakeholder advantage? (Gladman noted for consideration). Additionally, is the children's play area next to the main drainage system (SUDS) the safest of locations? (Gladman: this issue can be looked at).

Cllr R Allen – Is there vehicular access of any kind, (e.g. emergency vehicles), planned for the designated LCC (Green Lane) footpath (**T94**) joining Keats Ln from the proposed development? (Gladman: no vehicular access is planned or envisaged).

Cllr K Lapsley – Noise from Mallory Park motor racing circuit; has this been taken into account by the developer? The circuit is some 70 years old and prospective purchasers of homes should be made aware of their established neighbour. (Gladman: noted for consideration).

Town Clerk – Several points:

- Affordable housing up to 20% - will the distribution of these dwellings be 'pepper pot' or clustered? (Gladman: pepper pot is the current mode).
- Picking on Cllr Coe's above point about a safer ingress junction will Gladman please consider the aspect of local bus service using an adapted junction at Shilton Rd to make the highway and footway, safer, sensitive and sustainable? (Gladman: will work with specialist consultants and LCC County Highways officers).
- Will new residents receive an s.106 contribution public transport 6 month travel pack? (Gladman: yes).
- Will Gladman consider installing a highways standard foot/cycle way up the Leicester Rd to the Town at Hill Top for the use of secondary school children in particular as they will be catching a bus at the latter along with the many children who already do so? (Gladman: noted for consideration).

Cllr A Burton – Is the 'central village green' truly central? Only in terms of being between the 3 set of dwellings.

Cllr R Hills – Will the dwellings be design fitted with green technology such as solar panels? This will come after a **full** application and into **reserved matters**.

Cllr B Granger – Is the capacity of the only proposed '*foul pumping station*' adequate for the size of the development as recent local experience has seen ongoing issues with such single installations? (Gladman: from experience, do not anticipate any issues on one of their developments).

Cllr C Coe – requested that Gladman will, now it has started, keep the dialogue with the Town Council going which she is sure will be of benefit to all stakeholders. (Gladman: concur with this assertion and will endeavour to keep an open and constructive engagement going).

Resident public – the resident from the Keats Ln area asked if the continuing dialogue will include existing residents such as her family to which Gladman representatives replied they will be undertaking to engage with stakeholders such as residents. Secondly the resident suggested to the meeting that the development in question and others in the Town might benefit from a *Cumulative Impact Assessment (CIA)* conjointly carried out by the Borough and County Councils that could take a holistic view of infrastructure needs. A conversation followed about the merits of a CIA and mention was made of the one recently implemented for Harborough District Council for the Fleckney (Kibworth) settlements that might be referred to as a good template example to follow.

At the end of presentation period the Gladman Team were thanked for their time and effort before they were wished well for their journey home.

Point of order: all members of the public left the meeting at the end of this item at 7.03 p.m.

19/055 *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. 19/1075/HED –Hedgerow Removal Approval – Elms Farm, Thurlaston Lane.
Approval reasons by LPA Blaby District Council **noted and received.**
- b. SR/HTWMT/4589 – LCC footpath diversion consultation, Huit Farm.
No consultee comments.
- c. 20/00028/FUL – Tooley Farm Long Barn recladding.
No consultee comments.
- d. HBBC/PLAN/REG/16 – Newbold Verdon Neighbourhood Plan.
No consultee comments.
- e. HBBC/PLAN/REG/16 – Desford Neighbourhood Plan.
No consultee comments.
- f. 19/00742/FUL - 42, Station Rd – Erection of 4 Apartments – HBBC decision?

The Cttee were informed by the Chairman that the HBBC LPA Planning heard for the 2nd consecutive monthly meeting the objections to this application. Despite a (failed) tabled motion to refuse approval the LPA approved the application.

Noted and received.

- g. 19/00607/FUL – Breach Lane – 3 detached dwellings full application.
No consultee comments.
- h. 20/00042/COU – 5 Station Rd – Class 5 takeaway new exhaust flue.
Consultee comments to the LPA were via the Planning Portal were as follows:

The ESTC Planning Cttee sat as statutory consultees on Tues 11 Feb 20 to scrutinise this application.

ESTC Planning Cttee members fully concur with the HBBC ES Pollution 2 desk Officer comments dated 28 Jan 20 and logged on the Planning Portal.

Succinctly, until the noise and odour assessments do not prove detrimental to existing residents and other adjacent retail outlets approval by the LPA should be withheld. Note also the LPA has recently given approval to 28 flats at the adjacent King William 1 site so an informal 'cumulative impact assessment' is appropriate especially as the prevailing wind will always militate towards this impending and very close development.

- i. 20/00032/HOU – 156, Station Rd – raising roof to 2 ½ storey height and extns.
Consultee comments to the LPA were via the Planning Portal were as follows:

The ESTC Planning Cttee sat as statutory consultees on Tues 11 Feb 20 to scrutinise this application.

ESTC Planning Cttee members comment that they believe that the current plans will have an 'adverse height impact' on both immediate residential neighbours and the large front extension goes well beyond the form and character of the long established building line.

- j. 20/00003/ADV – 14 Station Rd (The Stute) – installation of illuminated sign.

Consultee comments to the LPA were via the Planning Portal were as follows:

The ESTC Planning Cttee sat as statutory consultees on Tues 11 Feb 20 to scrutinise this application.

ESTC Planning Cttee members comment that they support the principle of a new sign of the dimensions applied for however, Cllrs believe that the current application is totally out of keeping in style and form with such an important heritage Town building so therefore 'object' to this current application.

- k. 20/00057/HOU – 26, Heath Ln Sth – bungalow extns and 2nd storey.

No consultee comments.

- l. Temp Ents Notice Appn – Lord Nelson Inn – late licence 22/3 Feb 20.

No consultee comments.

- m. 19/01141/FUL – ES Town Cricket Club total redevelopment & 9 dwellings.

Consultee comments to the LPA were via the Planning Portal were as follows:

The ESTC Planning Cttee sat as statutory consultees on Tues 11 Feb 20 to scrutinise this application.

ESTC Planning Cttee members comment that the whole Town Council without hesitation or reservation continue to fully support this application as an important community facility for not only Earl Shilton but the Borough.

- n. 19/01442/REM – Westfield Farm 350 dwellings *Reserved Matters* layout etc.

No consultee comments.

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

i) 20/00080/HOU – 24, Weaver Rd, sngl storey side and rear extns.

No consultee comments.

ii) 20/00129/FUL – Land West of Heath Ln Sth, 2 Bungalows.

Consultee comments to the LPA were via the Planning Portal were as follows:

The ESTC Planning Cttee sat as statutory consultees on Tues 11 Feb 20 to scrutinise this application.

ESTC Planning Cttee members comment that they support this current application as it is in keeping with other properties in Heath Lane South but on the understanding that the previous iterations of the application for 4 flats on this site has been formally withdrawn by the landowner. If the latter application has not been withdrawn then ESTC, as a statutory consultee, reserve the right to continue to object to 4 flats being erected on this site as previously recorded and in support of local residents.

iii) 2000117/HOU-42, Heath Ln, Sgl storey rear ext'n/con'v'n of car port.

No consultee comments.

iv) 20/00052/FUL - 10, The Hollow, Change of use, to café/takeaway.

No consultee comments.

v) 2000064/OUT – Almeys Ln Baptist Church Car PI – 1x detached hse.

No 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*. So resolved.

- 19/056 Possible updates from the Chairman regarding the:
- a. The *Premises projects* – meetings update re Office and ES SUE.
 - b. *Dalebrook Farm* Gypsy, Romany & Traveller (GRT) development site.
 - c. Late relevant confidential items received since this agenda was set.

Resolved: that all the private session items are deferred to the follow-on Full Council.

End of Private Session

The Chairman closed the meeting at 7.26 p.m. thanking members for their attendance and contributions.

Chairman's Initials/Signature 