

EARL SHILTON TOWN COUNCIL

MINUTES OF A PLANNING COMMITTEE MEETING

Held at 7.00 p.m. on

Monday **13 November 2023**

At the Public Library, Wood St., Earl Shilton, LE9 7NE.

MEMBERS PRESENT:

Town Councillors: Cllr R Allen, Chairman, Cllr C Allen, Cllr M Leman, Deputy Chairman, Cllr D Deighton, and Cllr M Tebbett.

In attendance: Town Clerk: Mrs C Houghton

Members of public: Nil.

23/033 Cttee Chairman's welcome and opening remarks.

The Chairman welcomed all Members to the meeting.

Noted and received.

23/034 To receive apologies for Cttee member absence.

Cllr J O'Neill submitted his reasoned apologies for absence to the Town Clerk in advance of the meeting.

Resolved: to accept Cllr J O'Neill's apology received above and as recorded in full by the Town Clerk.

23/035 Declarations of interests. To receive disclosures of any member's interests, i.e., the existence and the nature of those interests in respect of items on this agenda.

Cllr R Allen & Cllr C Allen with reference regarding 23/037 a) ES Sustainable Urban (Housing) Extension (ES-SUE) as both Cllrs have previously spoken against the application but are happy to answer any questions as they both want the best outcome for the Town and 23/037 b i) both Cllrs spoke against this application when it was previously submitted.

23/036 To receive and approve as a true record, the minutes of the Planning Cttee meetings held on 09 October 2023.

Resolved: to accept as a true record, the minutes of the meetings of the 09 October 2023 as tabled and circulated to members prior to the meeting.

23/037 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. 23/00330/OUT & 21/01511/OUT (Re-consultation) – Earl Shilton Sustainable Urban Extension

Members reviewed the documents provided and the previous comments submitted to the Planning authority at HBBC.

Resolved: to carry forward the Consultee observations not amounting to an objection to the LPA (HBBC) as minuted under agenda item 22/060 c - Major application – part of Earl Shilton Sustainable Urban Extension (ES-SUE) –

- **500 dwellings of 1500 planned for the ES-SUE.**
- **A Primary School.**
- **Community Hub premises.**
- **Hot food takeaway (sui generis).**
- **Access roads from Mill Lane and Astley Rd.**

Members discussed this outline application on the basis that the ES-SUE will come forward in time however the Town Council wish to make the following points not amounting to an objection.

- 1. General: the ES-SUE is planned as a single entity primarily as 1500 dwellings not 500 as first tranche.**
- 2. Highways should be applied for in regard to the whole entity and be confirmed as up to LCC Highways 'adoptable' standard.**
- 3. Dwelling Internet connections should be of the highest calibre.**
- 4. s.106 contributions for the whole ES-SUE should be negotiated, agreed and confirmed before any part application is approved by the LPA and LCC.**
- 5. STW Sewage Treatment Works Cordon Sanitaire: if not already, it is strongly suggested that odour tests and the boundary setting are scrutinised and formally reported on by truly independent professional experts. The aim and objective will be to protect future residents to have the right to the quiet enjoyment of their property, whilst protecting STW and the LPA from hindsight criticism for the lack of a thorough duty of care.**

- b. Relevant late applications/correspondence received since this agenda was set.
- i) 23/01021/FUL – Erection of four apartments 42 Station Road Earl Shilton.

Members discussed this application in detail from the points of view of current usage, garden space, parking and the proposed extension in relation to neighbours and amenity for all.

Resolved: to submit an objection to the LPA (HBBC) on this additional block on HBBC's extant Development Management Policy No 10 (DM10) Development & Design. Parking is the main concern as the development does not seem to provide sufficient spaces for the future residents, also the volume of traffic and the current traffic issues on Station Road with illegal parking will not benefit from this development and the increase in traffic.



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 consider a resolution to go into Private Session. So resolved.

23/038 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 7.22 p.m. thanking members for their attendance and contributions.



