A MEETING OF THE PLANNING COMMITTEE WAS HELD IN THE VILLAGE HALL, STATION ROAD, COUNTESTHORPE ON THURSDAY 10TH FEBRUARY 2022

Members present: Cllrs S Kinvig, V Armstrong, S Burditt, J Jennings and J Thacker.

Mrs C Samuels – Parish Council Manager

Miss J Leech – Assistant Parish Council Manager

2021/22.139 APOLOGIES FOR ABSENCE, IF ANY

There were no apologies received.

2021/22.140 TO RECEIVE DISCLOSURE OF INTERESTS AND CONSIDER DISPENSATIONS

There were no disclosures of interest. It was recommended to forward the Dispensation request forms for the Planning Committee members to the Parish Council for approval in respect of enabling the Committee members to respond to all planning matters, except where the application refers to a property/area adjacent to their own property.

2021/22.141 TO APPROVE AND SIGN MINUTES OF THE MEETING HELD 27TH JANUARY 2022

The minutes of the meeting held 27th January 2022 were circulated prior to the meeting. It was resolved to approve the minutes, which were signed by the Chairman as an accurate record.

2021/22.142 PUBLIC PARTICIPATION SESSION

There were no members of the public present at the meeting.

2021/22.143 MATTERS ARISING FOR INFORMATION PURPOSES ONLY

There were no matters arising.

2021/22.144 TO CONSIDER A RESPONSE TO PLANNING APPLICATIONS RECEIVED FROM BLABY DISTRICT COUNCIL

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| **Plan No.** | **Address** | **Description of Application** | **Observation** |
| 21/1515/HH | Poplars Farm, Green Lane. | Detached Garage | Comment:-  We believe the application site is within the Conservation area, and therefore subject to associated criteria.  The garage roof would appear to be disproportionately high. |
| 21/1511/HH | 13 Leicester Road | Single storey rear extension | No comment |
| 21/1473/HH | 2 Royal Drive | Conversion of garage to habitable room. | No comment |
| 21/1447/HH | 24 Skye Way. | Single storey front extension. | No comment |
| 22/0009/HH | 63 Ridleys Close | Raising of roof height, insertion of dormer windows to front and associated alterations to provide 2nd floor accommodation. | No comment |
| 21/1493/FUL | Entrance to Martha Close | To erect 2 x electrically operated 2M high vehicle access gates to the road and 1 pedestrian gate to existing brick entrance pillars at the entrance of Martha Close, Countesthorpe. Note the pedestrian gate will remain unlocked to give free access. The vehicle access code will be shared with Emergency Services, Council Waste Management and Post Office Services. | No comment |
| 22/0015/HH | 11 Foston Road | Formation of vehicular access. | No comment |
| 21/1363/OUT | Land Adjacent 12 Skye Way. | Outline application for one dwelling (with access, layout and scale for approval at this stage. | Comment:-  Out of keeping with the street scene and surrounding properties.  The property would extend beyond the existing building line.  Houses must conform to National parking criteria to provide off street parking as part of the application. The submission suggests that street parking is not an issue in this area, our experience tells us otherwise. Skye Way is a busy thoroughfare through the village and is already difficult to negotiate due to parking.  Access to no. 12 is compromised.  We question who the owner of the land is.  We are questioning the site boundary of both the application site and existing no. 12. |
| 21/1430/FUL | 10 Station Road. | Sub-division into two dwellings with associated alterations, demolition of outbuilding and new vehicular access (amended scheme). | Objection:-  This is a re-submission of a previously refused application. The Parish Council does not feel the current application mitigates the refusal of the previous application. The parking situation will be worse than the original application.  The information in the application appears to be misleading for the following reasons:  No. 5 – Description of the proposal – The applicant has ticked ‘no’ to the question regarding has the work commenced? The subdivision of the property appears to have already taken place, despite the refusal of the original application.  No. 8 – Materials and windows – The original windows were timber, but the windows have already been altered to UPVC prior to the refusal of planning permission. In fact, clause 3 of the refusal notice indicates that UPVC were not appropriate for the conservation area.  No. 11 – Trees and hedges – ‘No’ has been ticked and whilst this is factually correct, the original trees were removed by the applicant prior to the refusal of planning permission.  All the above works have been reported to enforcement on several occasions.  The original refusal clause 2 – the demolition of the ancillary building and boundary wall would not preserve or enhance the appearance and character of the conservation area and would therefore be contrary to policies CS20 and of the Blaby Core Strategy and DM12 of the Blaby Local Plan Delivery (DPD).  We are concerned that the plans that are referred to as ‘existing’ are in fact the plans which were refused, but the works carried out. This is therefore misleading as they do not show the roof lights, which are already in situ, despite the refusal of planning permission.  The ‘existing’ floor plans provided, show only a similar layout to the proposed plans - ie details are missing – there are no stairs shown, or corridors and it shows all the rooms opening off one another.  The parking spaces shown are less than the original application, which will require cars to be parked on the very busy route through the village. Our previous objections still apply as follows: The Parish Council does not consider the parking layout to be viable and therefore anticipates that the property owners will need to park their cars on Station Road. Has the Local Highway Authority considered that the cars will need to reverse onto Station Road? Station Road is the main route through the village and the property is in close proximity to a bus stop, a roundabout and a zebra crossing. The footway is used as a main route to the local school. There is considerable pedestrian and vehicular traffic at peak times. Cars parked on the road, or reversing from the property, will be perilous to the residents and pedestrians, including children. |

2021/22.145 TO MAKE A RECOMMENDATION RE: HINCKLEY NATIONAL RAIL FREIGHT INTERCHANGE

It was revolved to defer this item to the next meeting.

2021/22.146 HACKNEY CARRIAGE AND PRIVATE HIRE LICENSING – POLICY UPDATES

Blaby District Council’s Hackney Carriage and Private Hire Licensing Policy consultation was noted and no comments were made.

2021/22.147 CORRESPONDENCE

There was no correspondence received.

2021/22.148 BLABY DISTRICT COUNCIL DECISIONS

* 1. 21/1179/HH 15 Gwendoline Drive. Conversion of existing garage to form habitable accommodate including single storey front/side extensions (to garage)
  2. 21/1250/HH 164 Leicester Road. Two storey side and single storey front extension.
  3. 21/1372/HH 33A Winchester Road. Conversion and extensions to existing garage associated with extant swimming pool

2021/22.149 DATE OF NEXT MEETING

The date of the next meeting is scheduled for 24th February 2022.

Signed .................................................................... Chairman

Dated................................................................ 2022