

**BLABY PARISH COUNCIL  
MEETING OF THE PLANNING COMMITTEE  
Held in the Oakfield Room, Blaby Civic Centre at 7pm on Tuesday, 13<sup>th</sup> July 2021**

**PRESENT:** Mr G Harding (Chairman)

Mrs M Broomhead, Mrs S Skeemer, Miss M Small, Mrs S Clifton (Administration Assistant), Mrs V Jepson (Manager) & 1 Parishioners.

P.505      **1. APOLOGIES FOR ABSENCE**

Apologies for absence are received from Mr Mutton & Mr Wareham the reasons for which are approved.

P.506      **2. TO RECEIVE MEMBERS DISCLOSURES OF INTEREST & REQUESTS FOR DISPENSATIONS IN ACCORDANCE WITH THE CODE OF CONDUCT - None.**

P.507      **3. REPORTS FROM BLABY DISTRICT COUNCIL**

**a) 21/0183/RM – Land to the West of 79 Park Road, Blaby LE8 4ED:-**

Reserved matters application for the erection of a detached dwelling (relates to outline permission 19/1080/OUT).

**APPROVAL**

**b) 20/0136/HH – 9 Wigston Road, Blaby Le8 4FU:-** Replacement of existing wooden windows to UPVC windows.

**APPROVAL**

**c) 21/0025/HH – 30 Maple Avenue, Blaby, LE8 4AT:-** Two storey extension and single storey rear extension.

**APPROVAL**

P.508      **4. PLANS FROM BLABY DISTRICT COUNCIL**

**a) 21/0159/FUL – Blaby Hall Farm and Outbuildings, Church Street, Blaby: -**

Proposed conversion of barns to form two dwellings, the erection of a single storey dwelling, erection of garaging, car port and associated works including fencing and brick walls.

**COMMENTS:**

1      This application increases the number of houses on this small development which is built on an area not designated for housing in the Neighbourhood Plan.

2      Church Street is a narrow road and increased traffic will be an issue in this area.

**b) 21/0160/LBC – Blaby Hall Farm and Outbuildings, Church Street, Blaby:-**

Proposed conversion of barns to form two dwellings, the erection of a single storey dwelling, erection of garaging, car port and associated works including fencing and brick walls.

**COMMENTS:** No Comments.

**c) 21/025/HH – Maple Avenue, Blaby, LE8 4AT:-** Updated plans showing side extension and distance from neighbouring property.

**COMMENTS:** No Comments.

**d) 21/0518/HH – the Old Rectory, Wigston Road, Blaby:-** Single storey side extension.

**COMMENTS:** No Comments.

**e) 21/0598/FUL – 1 Forge Corner, Enderby Road, Blaby:-** New Shop Frontage.  
**COMMENTS:** No Comments.

**f) 21/0764/FUL – Cricket Club, Northfield Park, Leicester Road, Blaby:-**  
Erection of first floor extension to cricket pavilion.  
**COMMENTS:** No Comments.

**g) 21/0589/HH – 70 Winchester Road, Blaby, LE8 4HJ:-** First and second floor side extension and alterations.  
**COMMENTS:** No Comments.

**h) 21/0605/HH – Balmore House, Winchester Road, Blaby:-** Proposed two storey side, rear and front extensions, along with new gates and roof to outbuilding.  
**COMMENTS:** No Comments.

P.509 **5. REPORTS FROM BLABY DISTRICT COUNCIL, RECEIVED AFTER ISSUE OF AGENDA –** None.

P.510 **6. PLANS FROM BLABY DISTRICT COUNCIL, RECEIVED AFTER ISSUE OF AGENDA**

**a) 21/0709/FUL – 16 Rose Way, Blaby:-** Use of part of the premises for retail use on an ad-hoc basis.  
**COMMENTS:** Members wish to receive more information about what is ad-hoc and what they will be selling as the application is not clear.

P.511 **7. TO RECEIVE GC PLANNING CONSULTATION MEETING NOTES**  
Members have been issued with a brief report from the meeting held with representatives from GC Planning Consultants identifying keys issues to consider if and when a Planning application emerges.

**Re: Land at Keepers Farm**

Key points to note;

1. The so-called country park will need further scrutiny if the planning application emerges, with the following points to consider:
  - a. The separation between Blaby and Countesthorpe would be down to a mere 100 m, is that really enough to ensure the two villages don't in effect merge?
  - b. The country park also appears to be part of the flood prevention measures and hence may not be accessible after heavy rain.
  - c. If the Parish Council take on the country park it will require considerable 106 monies to cover maintenance.
  - d. The Parish Council would also wish to have considerable input into the design and layout of the country park to ensure it is, in particular, low maintenance.
2. The extension of the reserve site from 55 to 90 homes is dependent on the flood prevention methods used for the Saville Road site also dealing with the surface water flooding at the top of this site. Whilst this may be the case it is something the Parish Council will want to pursue further should an application come forward.
3. The Neighbourhood Plan identifies this site as an important gateway site to the village and the Parish Council will no doubt have comments regarding appropriate design features to buildings fronting onto Winchester Road, near the Parish boundary.

4. This development is on the green Wedge and will make a significant dent in the wedge between Blaby and Countesthorpe.

5. Would the Parish Council even want to consider taking on maintenance of the country park even with substantial funding as it would mean increasing our staff level by at least 1 fulltime grounds person. Countesthorpe did not take theirs on. Also, if we declined the offer to manage it who would take it on?

6. We also need to consider the possibility that development could creep along the other side of the road all the way up to the school, meaning that any separation given by the country park would be irrelevant.

**P.512 8. TO CONSIDER PARISH CARBON CALCULATOR**

Members have been issued with a copy of the carbon calculator specifically designed for Parish and Town Councils by the Nottingham City Council and The Midlands Energy Hub.

It has been designed so that small communities such as parish and town councils could understand their main 'collective' sources of carbon emissions, which would then give communities a better idea of where to target their climate emergency efforts for the greatest impact.

**P.513 9. TO CONSIDER THE GREAT BIG GREEN WEEK – 18 – 26 SEPTEMBER 2021**

**A NATIONAL WEEK OF EVENTS CELEBRATING ACTION ON CLIMATE CHANGE**

In September communities across the country will join together for the Great Big Green Week. It will be the biggest event for climate and nature ever in the UK, and everyone's invited!

**AGREED:** Add this item to the August committee agenda for further consideration.

**P.514 11. CORRESPONDENCE**

**a) 2023 Boundary Review - Initial Proposals for new Parliamentary Constituency Boundaries**

The Boundary Commission for England has published its initial proposals for new constituency boundaries. The proposals and maps for the nine English regions have been published on their website and the eight-week public consultation period has commenced.

Our proposed constituency is Blaby, Oadby and Wigston.

**AGREED:** Members are happy with the current situation and do not wish to make any comments.

**b) Re: 21/0353/HH – 18 Welbeck Close, Blaby, LE8 4HF:- Single storey side and rear extension**

All members have been issued with comments received from Blaby District Council with regards to our query as to why this development was not stopped when the enforcement officer visited the site and work had begun without authorised planning permission.

Blaby District Council said:-

Thank you for your further comments. The application has now been approved, with all representations taken into account as per the standard process.

The role of the enforcement officer is to investigate alleged breaches of planning control and to take the necessary action.

The integrity of the planning process (development planning and development control function) is underpinned by the Council's ability to take enforcement action where needed. These three aspects work together as a trinity, ensuring the effective control of development across the district. There are two strands to planning enforcement which are:

Reactive enforcement—investigating complaints received by the Council.

Proactive enforcement—ensuring compliance of development with planning permissions and associated conditions.

In this case, the enforcement officer reacted to a complaint from a neighbouring property, investigated the alleged breach and advised the owner of No.18 Welbeck Close that the development underway required planning permission. The onus is on the owner/developer whether or not they want to continue with the work once they've been advised the development is unauthorised (and completely at their own risk). In some cases, where the breach is causing serious harm the council can issue a Stop Notice, but it was not considered expedient in this case (and most cases).

The owner then applied for planning permission to regularise the unauthorised development. The district planning authority made a site visit and assessed the development against development plan policies, and found the extension complied with those policies and was therefore considered acceptable and subsequently approved.

#### **c) How Sweet – New Street Trading Consent**

Members have been issued with an application for a Street Trading Consent request for How Sweet.

The application will be considered in accordance with the District Council's adopted Street Trading Policy. This allows comments to be considered that relate to the following objectives:

- Public safety;
- Public health;
- Protection of the environment

**AGREED:** No Comments.

#### **d) Consultation Launched on draft Leicester Transport Plan & Workplace Parking Levy**

All members have been issued with correspondence from the Director of Planning, Development and Transportation for Leicester City Council.

Leicester City Council is consulting on a new Draft Leicester Transport Plan which sets out the Council's transport vision, ambitions, and priorities for the city over the next 15 years. The council is also exploring the potential role a workplace parking levy could play in supporting delivery of the transport plan and initial thinking is also being consulted on.

**AGREED:** Members have no comments to make.

**e) Enforcement Cases**

There is 1 enforcement case for Blaby – 8 Johns Court, Blaby – Installation of an external refrigeration unit which is currently still pending consideration (PCO) so the case is still open and their investigation is ongoing.

P.515 **12. CORRESPONDENCE RECEIVED AFTER ISSUE OF AGENDA – None.**

P.516 **13. CHAIRMANS TIME**

Thank you all for attending.

**MEETING CLOSED: 7.26PM**