

BLABY PARISH COUNCIL
MEETING OF THE PLANNING COMMITTEE
Held in the Oakfield Room, Blaby Civic Centre at 7pm on Tuesday, 14th June 2022

PRESENT: Mr G Harding (Chairman)

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

- P.604 **1. ELECTION OF CHAIRMAN FOR THE COMING YEAR**
RESOLVED: Mr Harding is elected Chairman of the Planning committee for 2022/23.
- P.605 **2. ELECTION OF VICE-CHAIRMAN FOR THE COMING YEAR**
RESOLVED: Mr Wareham is elected Vice-Chairman of the Planning committee for 2022/23.
- P.606 **3. APOLOGIES FOR ABSENCE – None.**
- P.607 **4. TO RECEIVE MEMBERS DISCLOSURES OF INTEREST & REQUESTS FOR DISPENSATIONS IN ACCORDANCE WITH THE CODE OF CONDUCT**
Mr Wareham – Agenda Item 6a – 22/0572/VAR – Personal
- P.608 **5. REPORTS FROM BLABY DISTRICT COUNCIL**
a) **22/0395/CLP – 32 Welford Road, Blaby, LE8 4FS:-** The erection of a single storey rear extension which would extend beyond the rear wall of the original dwellinghouse by 6.0m, for which the maximum height would be 3.446m and the height to the eaves would be 3.0m. **PRIOR APPROVAL IS GIVEN**
- P.609 **4. PLANS FROM BLABY DISTRICT COUNCIL**
a) **22/0464/FUL – Erection of 15 dwellings with associated vehicular access, parking and landscaping and drainage, including the demolition of No.43 New Street, Blaby:-** Land Rear of 43 New Street, Blaby.
COMMENTS SUBMITTED DUE TO THE DEADLINE BEING THE 1ST JUNE 2022:-
a) 22/0464/FUL – Land Rear of 43 New Street, Blaby: - Erection of 15 dwellings with associated vehicular access, parking and landscaping and drainage, including the demolition of No.43 New Street, Blaby.
- 1 The original application for this site was for 7 dwellings. This has now been more than doubled leading to over intensification on the plot. The increased number of dwellings will also increase traffic movement along New Street and West Street which are both fairly congested.
- 2 The site in question forms part of an area of land which is currently designated for recreation. The site comprises the Blaby Social Centre (village hall) a tennis club and the local bowl's club. Development of the site will encroach into this space.
- 3 The exit from the new development is adjacent to the access from a small existing development (Harvey Close) both of which come out on the bend where New Street joined West Street. This creates a potential accident hazard.
- 4 New Street is a fairly congested road the egress of which onto Enderby Road is blind due to parked cars. West Street's exit onto Enderby Road also has sight difficulties.

5 The proposal to demolish one half of a pair of semi-detached houses to provide access to the new development creates a potential hazard for the occupiers of the remaining property.

b) 21/1259/FUL – 44 Park Road, Blaby, LE8 4EF:- Amendments to this application.

COMMENTS: No comments have been submitted by members for this application, the deadline for comments was the 30th May.

c) 22/0319/HH – 4 Hall Farm Close, Blaby, LE8 4GG:- Amendments to this application.

COMMENTS: No comments have been submitted by members for this application, the deadline for comments was the 9th June.

d) 21/0159/FUL – Blaby Hall Farm and Outbuildings, Church Street, Blaby:- Amendment to this plan.

COMMENTS: No comments have been submitted by members for this application, the deadline for comments was the 8th June.

P.610 **5. REPORTS FROM BLABY DISTRICT COUNCIL, RECEIVED AFTER ISSUE OF AGENDA – None.**

P.611 **6. PLANS FROM BLABY DISTRICT COUNCIL, RECEIVED AFTER ISSUE OF AGENDA**

a) 22/0527/VAR – 10 Rose Way, Blaby, LE8 4BY:- Variation of condition 10 of approval 18/1707/RM (hours of operation) to allow the premises to operate from 6.30am on Monday to Fridays

COMMENTS: No Comments.

b) 22/0549/FUL – 7 Lutterworth Road, Blaby, LE8 4DW:- Rear alterations to lean-to roof and proposed installation of 4no. new outdoor AC condensing units to rear eleva.

COMMENTS: No Comments.

c) 22/0606/FUL – Land off Grove Road, Blaby:- Erection of 2x two storey building of 15 1-bed self-contained support housing apartments for adults with ancillary office, central courtyard, cycle shelter

COMMENTS: Although Blaby Parish Council has no knowledge as to the need for such a development we object to the proposal on the following grounds as we do not believe the site is appropriate for any type of development:-

1. The Blaby Neighbourhood Plan designates the proposed site as part of the green wedge between Blaby and Whetstone. These are protected as part of Policy CS16 of the Blaby District Core Strategy.
2. We do not believe that the development satisfies the need for a new development in a green wedge and so is contrary to Policy CS16 of the Blaby District Core Strategy.
3. The creep of development into the green wedge between Whetstone and Blaby may potentially encourage other developers to seize on the opportunity to encroach further along this green wedge.

4. The proposed site is outside village settlement boundary as shown on Map 14 of the Neighbouring Plan and so would be a standalone development increasing the footprint of the existing settlement.
5. Blaby has already exceeded the housing requirement outlined in the current local plan and so future development should not be considered until new housing targets are allocated.
6. As part of the development of the Neighbourhood Plan two sites were identified where additional properties could be located if additional housing needs were identified. This site was not identified as suitable for that purpose.
7. The entrance to the site is close to a busy roundabout where traffic exits the Blaby bypass, potentially at speed, despite the 30 mile per hour speed limit and traffic calming.
8. Although the justification documents suggest it is close to bus routes, it is actually further away than the majority of locations in the built-up area.
9. Despite claims by the developer this site is fairly distant from the core shopping area of the village where most services, such as a post office, bank and other facilities are located.
10. We note that the documents with the application accept that the parking places allocated to the development do not meet national standards but justify this by reference to similar facilities. However, the proposed location leaves little alternative for parking off site so we would be concerned that traffic issues could occur on Grove Road.

P.612 **8. CORRESPONDENCE:-**

a) Appeal Hearing – 1 The Elms, Blaby, LE8 4EJ

Erection Of boundary walls (to include removal of unstable existing wall) – appeal start date 10th May 2022.

An appeal has been sent to the Secretary of state against the Council's decision to refuse the planning application for the above development.

COMMENTS: No comments have been made by the Parish Council.

b) To Report Update on Enforcement Cases

There are three outstanding enforcement cases for Blaby:-

- 11A Johns Court, Blaby, LE8 4DJ – Residential use of the first floor – Case is pending consideration
- 21 Heybrook Avenue, Blaby, LE8 4AL – Siting of a caravan for use as an independent dwelling – Case is now closed
- Whittle Place, 15 Rose way, Blaby, LE8 4BY – Removal of hedgerow and landscaping conditions not complied with – Case is pending consideration.

AGREED: Write to the enforcement officer and request that the Parish Council is informed about what decision has been made once the case has been closed.

P.613 **9. CORRESPONDENCE RECEIVED AFTER ISSUE OF AGENDA** - None.

P.614 **10. CHAIRMANS TIME**

Thank you for electing me as Chairman once again. Thank you all for attending.

MEETING CLOSED: 7.15PM