

**BLABY PARISH COUNCIL  
MEETING OF THE PLANNING COMMITTEE**

**Held in the Oakfield Room, Blaby Civic Centre at 7pm on Tuesday, 27<sup>th</sup> September 2022**

**PRESENT:** Mr Wareham (Chairman)

Mrs M Broomhead, Ms M Grant, Mrs S McFadden, Mrs S Skeemer, Miss M Small, Mrs S Clifton (Deputy Manager) & Mrs V Jepson (Manager).

P.632 **1. APOLOGIES FOR ABSENCE**

Apologies for absence are received from Cllr Mr Harding the reason for which is approved.

P.633 **2. TO RECEIVE MEMBERS DISCLOSURES OF INTEREST & REQUESTS FOR DISPENSATIONS IN ACCORDANCE WITH THE CODE OF CONDUCT - None.**

P.634 **3. REPORTS FROM BLABY DISTRICT COUNCIL**

a) **22/0712/HH – 4 Hospital Lane, Blaby, LE8 4FE:-** Single storey rear extension.

**APPROVAL**

P.635 **4. PLANS FROM BLABY DISTRICT COUNCIL**

a) **22/0789/VAR – 2 Unit C2 Blaby Business Park, Roseway, Blaby:-** Variation of condition 24 (opening hours) attached to planning permission 18/0775/RM to allow unit C2 to operate from 6.30am.

**COMMENTS:** No Comments.

b) **22/0834/ADV – 8 Crossways House, Enderby Road, Blaby:-** Display of 1 x illuminated Fascia Sign.

**COMMENTS:-** No Comments.

c) **22/0464/FUL – Land Rear of 43 New Street, Blaby:-** Additional information.

**COMMENTS:** Members have no additional comments to make than the ones they submitted to the District Council in May 2022 which were as below:-

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.

P.636 **5. REPORTS FROM BLABY DISTRICT COUNCIL, RECEIVED AFTER ISSUE OF AGENDA – None.**

P.637 **6. PLANS FROM BLABY DISTRICT COUNCIL, RECEIVED AFTER ISSUE OF AGENDA**

a) **22/0905/HH – 16 The Fairway, Blaby, LE8 4EL:-** Demolition of existing garage building. Erection of new combined single storey garage/utility and annex building. Landscaping alterations.

**COMMENTS:** No Comments.

P.638 **7. CORRESPONDENCE:-**

a) **Planning Appeal Date – Land Off Sycamore Street, Blaby**

It is confirmed the informal hearing for the above site was held on the 22<sup>nd</sup> & 23<sup>rd</sup> September in the District Council chambers.

Cllr Mrs Broomhead attended the hearing on behalf of the Parish Council and her report is below:-

On Thursday 22<sup>nd</sup> & Friday 23<sup>rd</sup> September I attended the appeal hearing, I was representing Blaby Parish Council, I was 3<sup>rd</sup> on the Inspectors list of speakers, I was able to put forward why Blaby Parish Council objects to this application.

It was pleasing to see how many residents attended, there was a steady flow of people coming through on both days, and many were able to get their points across, it got pretty intense sometimes with both sides arguing the case for & against.

The hearing concluded at 3pm on the Friday.

b) **Review of Polling Stations – Launch of Public Consultation**

As a result of the recent Electoral Boundary Review of our district wards, Blaby District Council have launched an Interim Review of their polling arrangements for the following areas:

- Blaby- Polling district A

Blaby Parish Church Centre has been identified as a potential stakeholder in this process, and therefore as part of the public consultation they are seeking our views on the recommended changes.

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

c) **Alleged Unauthorised Development – 1 The Elms**

Blaby District Councils Enforcement Officer has submitted the following report regarding the alleged unauthorised development at 1 The Elms:-

I have carried out a thorough investigation of the matter, including a check of the planning/enforcement history of the land as well as undertaking two physical site visits of the Land and meeting with the owner on site.

I can confirm the development that is occurring at the above property benefits from deemed planning permission set out by the provisions laid out in the Town and Country Planning Order 2015, with specific reference to Class A and Class D, Part 2, Schedule 2.

Therefore, due to this they are allowed to have buildings, moveable structures, works, plant or machinery which are required temporarily in connection with and for the duration of operations being or to be carried out on, in, under or over that land or on land adjoining that land.

Upon my visit I noticed the small container, skip and toilet, however they are located in the only space really possible on the site and are located within the existing trees/bushes. As such given the above the Council cannot require their removal or movement in this instance and as no breach of planning control has been established this enforcement case will be closed.

**d) Town & Country Planning Act 1990 – Appeal Under Section 78**

An appeal has been made to the Secretary of State against the decision of Blaby District Council to refuse this application for reserved matters approval. The appeal will be determined on the basis of a Public Inquiry.

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

**e) Street Trading Consultation – Greets Fruit**

A street trading consent license has been received by the District Councils Licensing Authority for a renewal application for an existing trading location and unit for Greet Fruit.

**COMMENTS:** Members have no comments to make on this street trading consultation.

**f) Hinckley National Rail Freight Interchange (HNRFI) – Virtual Training Session Invitation**

Members are invited to attend a virtual training session on the application and examination process of Nationally Significant Infrastructure Projects, 10:00 – 11.30 – Wednesday, 12<sup>th</sup> October.

**AGREED:** Any member wishing to attend are to let the manager know.

**g) To Report Outstanding Enforcement Cases.**

There are five reported enforcement cases for Blaby:-

- 27 Enderby Road – Installation of a parcel collection box – Pending Consideration (PCO)
- 1 The Elms – Building works taking place – Case Closed
- Balmore House, Winchester Road – Roof, materials, gates and windows not as shown on plans approved by 21/0605/HH – Pending Consideration (PCO)
- Junction Of Leysland Avenue / Sunbury Rise / Countesthorpe – Advertising boards attached to lamp posts – Pending Consideration (PCO)
- 8 Oaks Drive – Erection of large outbuilding – A planning application has been received (PLNREC)

**h) Land Off Cork Lane, Glen Parva – Appeal against the refusal of reserved matters relating to residential development of 165 dwellings.**

All members have been issued with a copy of Blaby District Councils statement of cases in relation the above appeal ahead of the public enquiry.

**i) To Report Update on the Green Acres Site – Hospital Lane.**

An enquiry was made to the District Council regarding a complaint which had been received about how many developments were currently situated at the Green Acre site on Hospital Lane, Blaby.

The District Councils Senior Enforcement Officer has said:-

*“Thank you for your e-mail relating to the Green Acres site located at the bottom of Hospital Lane in Blaby. The Council currently have an open case in regard to an alleged breach of planning control; case reference E22/0064/UDGYP.*

*On investigation it was revealed that the landowner has laid additional hardstanding, placed a new mobile home on this area, along with 2 wooden outbuildings. One is a kennel for dogs, the other a utility room. The use of the Land remains the same is for current family members who already reside on site.*

*Having spoken with the Landowner and advised that the above requires express planning permission, the owner has advised that they wish to look into the possibility of submitting an application for retrospective planning permission which is their prerogative and in line with government guidance. At this time, we are currently awaiting an application with the agreed timeframes”.*

**P.639 8. CORRESPONDENCE RECEIVED AFTER ISSUE OF AGENDA**

**a) Blaby District Council Core Strategy – Report from Mr Statham**

All members have been issued with an email from Mr Statham with regards to the Blaby District Council Core Strategy.

**AGREED:-** The following letter is to be sent to Blaby District Councils, Head of Planning:-

Re Blaby District Council Core Strategy Housing requirement figures

I read with some concern the Housing requirement figures for Blaby Town as included in your most recent Core Strategy.

The Housing requirement figure at 420 the figure we have been working to for some time, however the figure of 254 for total completed and committed, which is incorrect and at odds with figures we have been given by your Department for houses completed or committed between 2006 and 2029 and which were included in the Blaby neighbourhood Plan.

That figure as of April 2015 was 445 homes, a figure provided by your department and confirmed as correct when the Plan was scrutinised by your planning officers. (Blaby Neighbourhood Plan Chapter 5 section 5.1 Housing).

The Parish Council is at a loss as to how you have arrived at the figure of 254 and we would wish to see this corrected at your earliest convenience.

**P.640 9. CHAIRMANS TIME**

Thank you all for attending.

**MEETING CLOSED: 7.25PM**