

**BLABY PARISH COUNCIL
MEETING OF THE PLANNING COMMITTEE
Held in the Oakfield Room, Blaby Civic Centre at 7pm on Tuesday, 10th January 2023**

PRESENT: Mr G Harding (Chairman)

Mrs M Broomhead, Ms M Grant, Mrs S Skeemer, Miss M Small, Mr M Wareham & Mrs V Jepson (Manager).

P.658 **1. APOLOGIES FOR ABSENCE**

No apologies for absence are received.

P.659 **2. TO RECEIVE MEMBERS DISCLOSURES OF INTEREST & REQUESTS FOR DISPENSATIONS IN ACCORDANCE WITH THE CODE OF CONDUCT – None.**

P.660 **3. REPORTS RECEIVED FROM BLABY DISTRICT COUNCIL**

a) **22/1055/HH – 20 Welbeck Close, Blaby:-** Single storey side extension.

APPROVAL

b) **22/0848/FUL – Rose Business Park, Rose Way, Blaby:-** Construction of unit to be used for B2 / B8 reasons.

APPROVAL

P.661 **4. PLANS RECEIVED FROM BLABY DISTRICT COUNCIL**

a) **22/1114/HH – 4 Lincoln Drive, Blaby, LE8 4AR:-** Retrospective application for the siting of 2no wooden trellis panels to the top of the rear garden fence.

COMMENTS: No Comments.

c) **22/1196/HH – 66 Welford Road, Blaby, LE8 4FS:-** Single storey rear extension.

COMMENTS: No Comments.

P.662 **5. REPORTS FROM BLABU DISTRICT COUNCIL, RECEIVED AFTER ISSUE OF AGENDA**

a) **Planning Inspectorate Decision - Land off Cork Lane, Glen Parva**

All members have been issued with a copy of the Planning Inspectorate's decision on the appeal for land off Cork Lane, Glen Parva.

The Planning Inspectorate, has made its decision in relation to Blaby District Council's refusal of an application to build homes off Cork Lane, Glen Parva.

Following a public inquiry into the refusal decision, made in May 2022, the Planning Inspector has granted reserved matters approval for the scheme.

It means developers Glen Parva JV LLP can progress to the next stage of the process, which will be to submit a further application to the Council to explain exactly how they will deal with the risks associated with contamination of the site due to its previous use as landfill.

This is required before any work can start on the building of up to 165 homes on the 12.5 hectare plot, a former brickworks and clay pit, turned landfill site; and is important in ensuring robust remediation and mitigation works against any migration of landfill gas, particularly methane gas.

When received this application will be carefully considered by the Council to ensure the developer can take the necessary steps to address any threats posed to future occupants and surrounding residents. If the Council is not satisfied then it can refuse the application and the development may not proceed.

The background to the appeal goes back to 2016 when outline planning permission was given to the original application to build up to 165 homes on land off Cork Lane, Glen Parva.

A reserved matters application was received by the Council in 2019 which sought approval for the appearance, landscaping, layout and scale of the development on this former landfill site.

In the reserved matters application the developer had made changes to the originally agreed approach to contamination.

Concerned this new strategy may not be sufficient to eliminate risks from landfill gas, Council officers recommended refusal and at committee the application was denied.

Glen Parva JV LLP appealed this decision and a public inquiry was held last November.

During the run-up to the inquiry, new evidence was put forward by contamination experts from both sides.

This led to both parties agreeing, in principle, the site could in theory be remediated satisfactorily through measures including installing an underground, protective gas curtain wall, increasing the depth of the capping layer and carrying out further monitoring.

The Planning Inspector agreed with this new approach and in his decision letter Mr Darren Hendley stated: "I conclude that the proposal would not have an unacceptable effect on the public health of the future occupiers of the proposal and the occupiers of nearby residential properties by way of land contamination."

P.663 **6. PLANS FROM BLABY DISTRICT COUNCIL, RECEIVED AFTER ISSUE OF AGENDA**

a) **22/1038/HH – 83 Welford Road, Blaby, Le8 4FT:-** Two storey and Single Storey rear extension.

COMMENTS: No Comments.

b) **22/1215/VAR – 8 Crossways House, Enderby Road, Blaby:-** Application to vary Condition 3 (opening hours) following grant of Planning Permission reference: 20/0755/FUL. New Hours Proposed: - 07.30 to 21.00 – Monday to Saturday and 09.00 to 18.00 Sundays.

COMMENTS: No Comments.

P.664 **7. CORRESPONDENCE:-**

a) Formalisation of address – Land Between: The Congregational Church and 79 Park Road, Blaby

After consultation with the appropriate authorities, it has been resolved that the above address be allocated to the new property address of 81 Park Road, Blaby, Leicester.

b) Enforcement List of Cases Received

31 New Street, Blaby, LE8 4GT - Door location not in accordance with approved plans 20/1320/HH – This is pending consultation.

P.665 **7. CORRESPONDENCE RECEIVED AFTER ISSUE OF AGENDA – None.**

P.667 **9. CHAIRMANS TIME**

Thank you all for attending.

MEETING CLOSED: 7.10PM