

MOUNTSORREL PARISH COUNCIL

**MINUTES OF THE MOUNTSORREL PLANNING AND HIGHWAYS COMMITTEE MEETING
HELD ON MONDAY 3 JUNE 2019 IN THE PARISH ROOM, LEICESTER ROAD,
MOUNTSORREL COMMENCING AT 7.00PM.**

PRESENT

Councillors: P Harris (Chairman)
A Duffy, S Holyoake, M Lemon

IN ATTENDANCE

Ms J Wainwright – Assistant
Mr W Antill – Planning Adviser to Mountsorrel Parish Council
Members of the Public x 3

1. APOLOGIES FOR ABSENCE
Cllrs Maguire, Emmins and Harper-Davies

2. ELECTION OF CHAIRMAN FOR 2019/20

RESOLVED that Councillor P Harris be elected Chairman of the Planning & Highways committee for the period June 2019 to May 2020.

3. CONFIRMATION OF THE MINUTES OF THE PLANNING & HIGHWAYS COMMITTEE MEETING OF 1ST APRIL 2019

The minutes of the meeting held on 1st April 2019 (copies of which had previously been circulated to Members) were confirmed as being a true record of the meeting.

4. DECLARATION OF INTERESTS

There were no declarations of interests.

5. PUBLIC PARTICIPATION

There was no public participation.

6. PLANNING

P/19/0755/2 – Harby Haulage, Granite Way – Erection of a proposed roller brake testing bay within an existing haulage yard

It was unanimously resolved to object to this application on the grounds of a lack of parking, impact on traffic, noise, building should be more aesthetically pleasing. The Planning Adviser (Will Antill) is to draft a full response to be sent to CBC.

P/19/0823/2 – Ms Lallo, 2 Rochester Close – Proposed single storey extension to rear of dwelling

It was unanimously resolved not to object to the application.

Signed..... **(Planning & Highways committee Chairman)**

P/19/0394/2 – The Prince Group, 263 Loughborough Road – Redevelop former nursery site to provide a terrace of 7x industrial units and a 2-storey office building with associated parking and landscaping

It was unanimously resolved to object to this application on the grounds of the proposed levels of the buildings on site (the units and offices will not be able to be hidden by trees or hedges), parking – there are x58 spaces in total which appear to be wholly inadequate for the number of units and office space for staff, information is needed regarding the anticipated use of the units, overdevelopment, access (Granite Way egress unsuitable for use of site), lack of ability to turn large vehicles around within the site, this is the entrance to the village and the proposed development needs to be aesthetically appropriate (the proposal is an eyesore and a very poor design), the close proximity of buildings to the hedge line will endanger the existing hedge line.

7. OTHER PLANS RECEIVED SINCE PREPARATION OF THIS AGENDA WHERE DEADLINE FOR COMMENTS PRECLUDES DEFERMENT

No other plans had been received.

8. DECISIONS OF CHARNWOOD BOROUGH COUNCIL – 2 APRIL TO 3 JUNE 2019

Granted

P/19/0164/2 – Phil Clarke, 14 Carisbrooke Road - Two storey extensions to side and rear of detached dwelling – Grant Conditionally

Parish Council comment - Resolved not to object to the application

P/19/0211/2 – Mr & Mrs Teasdale, 3 Edinburgh Way - Proposed single storey extension to side of dwelling – Grant Conditionally

Parish Council comment – Resolved not to object to the application

P/19/0254/2 – Tom Duffin, Chocolate Box Cottage, 68 Loughborough Road - Erection of first floor extension to rear to semi-detached dwelling – Grant Conditionally

Parish Council comment - Resolved not to object to the application

P/18/2427/2 – Andy Jobin, 5 Strachan Close - Erection of single storey extension and access ramp to front of dwelling and erection of 2m high fence to rear – Grant Conditionally

Parish Council comment - No objections in principle regarding the fence and would prefer the fence to be on the inside of the hedge (hedge to be retained) to maintain the current street scene.

P/19/0385/2 – Mr & Mrs A Ditchfield, 96 Rothley Road - Erection of first floor extension to side of dwelling – Grant Conditionally

Parish Council comment - Resolved not to object to the application

P/19/0605/2 – Adam Barnett, 7 Buddon Court, Linden Grove - Removal of 1x Cedar Tree (Tree Preservation Order) – Grant Unconditionally

Signed..... (Planning & Highways committee Chairman)

Parish Council comment - Resolved unanimously to object to this application as the tree is central and prominent to the estate. The committee suggests that the appropriate tree work takes place and that the tree remains and is made safe.

P/19/0459/2 – Matt Ryder, 13 Linden Grove - Proposed single storey extension to side and rear of existing dwelling and conversion of existing carport into external store – Grant Conditionally

Parish Council comment - Resolved not to object to the application

P/19/0686/2 – Landmark Planning, 202 Loughborough Road - Variation of condition 2 of P/18/1747/2 to amend the approved plans for plots 2 and 3 – Grant Conditionally

Parish Council comment - Objections re application P/18/1747/2 are reiterated regarding this application i.e. resolved to object to this application on the following grounds:

- not in keeping with the existing street scene
- the proposed buildings will be out of place in that location
- the proposed dimensions for the archway for access to the rear properties are insufficient to allow for emergency vehicles

In addition to the reiterated objections there are the following objections:

- insufficient parking on site for plot 1
- lack of parking spaces and accessibility generally
- objections from no. 200 Loughborough Road should be observed
- overdevelopment

N.B. The height of the access gateway underneath plot 1 and which gives access to plots 2 and 3 has not been stated in application P/19/0686/2. Resolved not to object to the application

P/19/0718/2 – Ruth Hughes, 8 Cromwell Road - Change of use from shop (class A1) to beauty hair salon (Sui Generis) and installation of condenser unit to the rear. (revised scheme P/18/1727/2 refers) (change of opening hours) – Grant Conditionally

Parish Council comment - Resolved unanimously to request the information previously requested on 15.10.18 under P/18/1727/2 i.e.. It was unanimously resolved to request more information regarding the condenser i.e. position/size/noise level.

The Committee noted the report

9. HIGHWAYS

9.1 Homefield College – it was reported that there are parking issues relating to this site. Letters are to be requested from residents re the issues. Mr Antill advised that there is a new planning application (P/19/1049/2) to discharge conditions under P/16/0442/2 including those relating to car parking arrangements and tree protection. Mr Antill further added that the car park needed to be of a permeable surface to ensure that the health and well-being of existing trees is maintained.

ACTION: Mr Antill to draft a response to be sent to CBC

9.2 Entrance to Blue Granite Caravan Park – a resident whose property is adjacent to the entrance to the Park had expressed concerns regarding concrete that had been put onto his

Signed.....

(Planning & Highways committee Chairman)

wall over and above his damp proof course. The resident had been advised to contact CBC.
9.3 An email had been received from a resident suggesting that Bond Lane should remain closed due to the reduction in traffic and improvements in road safety.

Resolved to take no action

9.4 Sibley Road bridge – several photos showing the condition of the bridge have been received and sent to the Canal and Rivers Trust and to LCC Highways.

Resolved to contact Nicky Morgan MP regarding the condition of the bridge

9.5 Lack of pathway to cottage at the top of The Green was reported to the meeting.

is Common Land. It was noted that it is not legally permissible to surface Common Land.

ACTION: Cllr Holyoake to investigate the restrictions pertaining to Common Land and to request the resident affected write again to the Parish Council regarding their concerns about the lack of a pathway.

10 REPORT OF MATTERS FOR INFORMATION

1. FOR INFORMATION ONLY – P/19/0866/2 – 57 Barons Court, Barons Way – Remove 2 side stems from a Hazel tree (Tree Conservation Area)
2. Potholes on Halstead Road – pictures of the potholes have been sent to Highways together with confirmation that STW have completed their works at that location. Highways have consequently forwarded the concerns to the investigating Highways Officer for his further clarification. Highways will allocate the job to a maintenance team when resources become available or if there is a planned maintenance scheme in the area. Unable to offer a clear time scale for the work.
3. Blocked Gully on Halstead Road – a works instruction has been issued for the gully to be cleaned. Works should be carried out within 28 days (of 11.04.19) but can take up to 3 months.
4. Unrecorded urban grass on Cross Lane, Mountsorrel – LCC have been advised that the Parish Council will take on the additional piece of grass and an invoice has been sent to LCC accordingly.
5. Imperial Cars, 58 Loughborough Road – concerns were raised with CBC planning dept regarding the parking of car transporters and staff cars on the highway thereby causing obstructions. CBC has responded that there was no condition regarding staff cars; there was a condition regarding off-loading of vehicles. No action can be taken (by CBC) as more than 10 years have elapsed and the breach has therefore become immune from any further action. The only advice offered by planning enforcement is to contact the police if the issue caused on the highway is that significant.
ACTION: JW to send all previous emails regarding this to WA
6. A definitive map and statement for the county of Leicestershire showing a description of Bridleway K109 has been received from LCC (along Swithland Lane to Bond Lane).
7. Hilltop Roundabout – correspondence has been received from Cllr Harper-Davies regarding a further incident at this location.
8. Rural Housing Forum event 18th March 2019 – a copy of the presentation from the event (including a copy of the Rural Housing Guide) is in the office should anyone wish to see it. The next event will be on 7th October 2019.

Signed.....

(Planning & Highways committee Chairman)

9. Complaint re trip hazard in pavement outside 4 Church Hill Road – defect has been logged by Highways and is being treated as urgent. 16.05.19 Highways confirmed that Highways Officer had contacted BT on 15th May requesting their asset is made safe and works arranged for repairs.
10. Advance notice of temporary traffic regulation order – Sileby Road on 9th July 2019.
11. Invitation has been sent to Nola O’Donnell (CBC’s Tree Officer) to attend a P & H committee meeting – response awaited.
12. Letter sent to Highways – resident complaint re overgrown vegetation impeding access on footpaths along Halstead Road and Rothley Road.

The Committee noted the contents of the report

11 CONFIRMATION OF DECISIONS TAKEN AT THIS MEETING

Resolutions under item 6 and 9.4 above.

The Chairman closed the meeting at 8.04pm

Signed.....

(Planning & Highways committee Chairman