

MOUNTSORREL PARISH COUNCIL

**MINUTES OF THE MOUNTSORREL PLANNING AND HIGHWAYS COMMITTEE MEETING
HELD ON MONDAY 7 OCTOBER 2019 IN THE PARISH ROOM, LEICESTER ROAD,
MOUNTSORREL COMMENCING AT 7.00PM.**

PRESENT

Councillors: P Harris (Chairman)
S Holyoake, P Maguire, K Walker

IN ATTENDANCE

Ms J Wainwright – Assistant
Mr W Antill – Planning Adviser to Mountsorrel Parish Council
Members of the Public x 1

12. APOLOGIES FOR ABSENCE

Cllrs Lemon and O'Neill

13. CONFIRMATION OF THE MINUTES OF THE PLANNING & HIGHWAYS COMMITTEE
MEETING OF 3RD JUNE 2019

The minutes of the meeting held on 3rd June 2019 (copies of which had previously been circulated to Members) were confirmed as being a true record of the meeting.

14. DECLARATION OF INTERESTS

There were no declarations of interests.

15. PUBLIC PARTICIPATION

There was no public participation.

16. PLANNING

P/19/1844/2 – Jake Hampson, 255 Leicester Road – Proposed single storey extension to side and rear of dwelling

It was unanimously resolved not to object to this application

P/19/1797/2 – Galliford Try, Former Linkfield Farm, Loughborough Road, Rothley – Discharge of conditions 11, 15, 19 of P/18/0662/2

It was unanimously resolved to comment on the application especially regarding the LEAP element e.g. how long is the wood in the play area expected to last (Will Antill to draft response).

Signed.....

(Planning & Highways committee Chairman)

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

P/19/1772/2 – Hare Investments Ltd, 105 Rothley Road – Single storey extension to garage
Resolved to object to the application:

The Parish Council wishes to record a strong objection to this application on the following grounds:(i) the proposed large, utilitarian building in view of its scale, mass, materials and visual appearance is alien and inappropriate in a residential area;

(ii) the new building is described as an “extension to existing garage” but is more than double the size of a large existing garage;

(iii) the building will be intrusive and injurious to the amenities of the locality and occupiers of neighbouring properties;

(iv) if approved the proposal will set a very undesirable precedent for other similar proposals within the extensive residential areas at Mountsorrel (or indeed any of the adjoining Soar Valley villages);

(v) in both the short and longer-term the building could potentially be used or the subject of proposals for uses (with or without permitted development changes) which are undesirable/unacceptable in a residential area;

(vi) given the long and narrow plan and layout of the overall scheme, concern is raised about manoeuvring and parking activities;

(vii) the proposed new building will create an area behind it to the east whose future is uncertain and may lead to a proposal for further expansion;

(viii) the proposal is incompatible with the Borough Council’s established planning policies on Design and its associated supplementary planning guidance.

The Parish Council respectfully requests that this application is refused planning consent.

18 DECISIONS OF CHARNWOOD BOROUGH COUNCIL – 4 JUNE TO 7 OCTOBER 2019

Granted

P/19/0797/2 – Mr & Mrs Towse, 47 Hawcliffe Road - Two storey and single storey extensions to rear of semi-detached dwelling. – Grant Conditionally

Parish Council comment - Resolved not to object to the application

P/19/0819/2 – Cornwell, 9 Rosslyn Avenue - Proposed single storey extension to rear of dwelling (revised scheme P/19/0069/2 refers) – Grant Conditionally

Parish Council comment - Resolved not to object to the application

P/18/0662/2 – Galliford Try Partnerships, Linkfield Farm, northeast of Loughborough Road, Rothley – Grant Conditionally

Parish Council comment – Meeting not quorate – no comments

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

P/19/0868/2 – Davis, 8 Boundary Close - Reduce the height of 3 lime trees by 3 metres (TPO) – Grant Conditionally

Parish Council comment - Resolved not to object to the application

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

Parish Council comment - 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 i.e.

The Council considered the application at its meeting on 03.06.19 and would like to raise the following concerns: 1. The application's Design and Access Statement states that the haulage yard has consent for 28 lorries/HGVs and 6 cars. If the testing bay, which covers a significant site area and will require associated manoeuvring space, goes ahead what will be the effect of the displaced parking capacity?

The Parish Council is very concerned about parking difficulties on Granite Way and this proposal will exacerbate the situation. Has the planning authority in conjunction with Leicestershire County Council, as Highway Authority, been satisfied that this position has been adequately accessed as the application is not supported by a Transport Statement. The Parish Council request a response on this matter.

2. The Parish Council objects to the design and materials proposed to form the test bay – which will be a substantial structure. The utilitarian design is regarded as sub-standard and should be rejected. It does not meet the standards expected by the Borough Council's Leading in Design criteria. Notwithstanding the location of the proposal in an established employment area, the Parish Council takes the view that it is important for new buildings to be of good design and visually acceptable. This building, as proposed, is not acceptable.

P/19/0425/2 – Hare Investments Ltd, 105 Rothley Road - Change of use from residential dwelling (Class C3) to offices (Class B1). Grant Conditionally

Parish Council comment - Resolved unanimously to object to this application. The Planning Adviser, Will Antill, is to draft a response

P/19/0139/2 – Cornerstone Coffee Ltd, 89 – 91 Loughborough Road - Internal alterations and provision of replacement paved area for sitting out and refuse storage enclosure to rear (Listed Building Consent) – Grant Conditionally

Parish Council Comment – Resolved not to object to the application

P/19/0100/2 – Cornerstone Coffee Ltd, 89 – 91 Loughborough Road - Change of use from Class B1 (office) to Class A3 and provision of replacement paved area for sitting out and refuse storage enclosure to rear. – Grant Conditionally

Parish Council Comment - Resolved not to object to the application

P/19/1015/2 – Mr & Mrs R Finch, 71A Cross Lane - Single storey extension to side and rear of dwelling – Grant Conditionally

Parish Council Comment - Inquorate

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

Parish Council Comment - Resolved not to object to the application

P/19/1134/2 – Miss Sally Whites, 204 Loughborough Road - Creation of dropped kerb to front of dwelling – Grant Conditionally

Parish Council Comment – Inquorate

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

P/19/1207/2 – Michelle Strang, 5 Caernarvon Close - Proposed single storey extension to rear and side of dwelling – Grant Conditionally

Parish Council Comment – Inquire

P/19/1342/2 – Mr Blatherwick, 2 Grange Lane – Erection of single storey rear extension – Grant Conditionally

Parish Council Comment – No comments

P/19/1550/2 – Ragdale Developments Ltd, 20 Cross Lane - Erection of 3 dwellings with associated parking and access – Grant Conditionally

Parish Council Comment – RESOLVED to repeat the objections raised re P/17/1373/2 i.e. on the grounds that it considered the proposals were an over development of the site with issues of loss of amenity and overlooking for neighbouring properties. The Council would prefer single storey dwellings on the site.

Refused

P/19/0775/2 – Baker, 43 Barons Court, Barons Way - Proposed crown reduction by 2m of 1x Ash Tree (T1) (Tree Preservation Order) – Refuse

Parish Council comment - Resolved unanimously not to object to this application and commented that the tree needs to be made safe and responsibility for ensuring this is passed to the CBC tree officer.

P/19/1277/2 – Gary Ferrar, 36 Rockingham Road - Erection of two and three storey extension to side/rear of existing dwelling for annexe – Refused

Parish Council comment – Resolved not to object to the application.

The Committee noted the report

- 18.1 CBC Local Plan is to be discussed by Cabinet on Thursday. Mountsorrel has been allocated x 10 new houses. The consultation will take 3 – 4 years to complete.

19. HIGHWAYS

19.1 Consider whether to develop wildflower verges

Resolved to defer discussion to the Parish Council meeting on 11 November 2019

19.2 Consider whether to enter into a new 3-year service level agreement with LCC for grass cutting for the 2020 – 2022 seasons

Resolved to accept the SLA

19.3 Highways and Transport Survey from LCC – response required by 31.10.2019

Resolved to contact LCC to ascertain the response to the previous survey by Mountsorrel residents and the number of residents that responded

19.4 Request by a resident for the Parish Council to support a request for a crossing with traffic lights in the Linkfield Road / Kingfisher Road area for the benefit of pedestrians crossing Leicester Road. It was noted that the old A6 used to accommodate trunk road traffic between Hilltop Garage and Marsh Road.

Resolved to request LCC for the various options to facilitate pedestrians crossing Leicester Road in this area

Resolved to reply to the resident i.e. the relevant authorities are being contacted to ascertain what action can be taken

19.5 It was reported that the traffic islands on Granite Way (at the junction with Loughborough Road) and near to the Hilltop Garage are of a poor design which has resulted in them being poorly maintained. This is especially noticeable as they are the gateways to the village.

Resolved to contact Nola O'Donnell at CBC to ascertain what assistance may be given

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

19.6 Pothole on Leicester Road near to the pavement outside the WMC

ACTION – report to Highways

20. REPORT OF MATTERS FOR INFORMATION

1. Blocked gully outside Watling Street care home – works scheduled for 26.09.19 – PC staff carried out a leaflet drop to all premises on Watling Street asking them not to park on that road on 26.09.09. Work did not take place – the Clerk has emailed Louise Bennett from LCC and has received an ‘out of office’.
UPDATE – the work will be rescheduled
2. Blocked gullies the length of Watling Street – Highways have been advised and a response is awaited – see number 3 above.
ACTION contact LCC for new date to enable timely leaflet drop
3. Foliage near roundabout at Hilltop Garage has been cut back and should reduce the number of incidents at that location.
4. Poor condition of speed table near to St. Peter’s Church – referred to Highways team who will investigate further.
5. Early warning of Consultation on the Charnwood Local Plan – briefing to take place during parish/town clerks’ meeting on 08.10.19 and to be delivered to parish/town councillors on 21.10.19 (at Woodgate, Loughborough).
6. Consolidation Order 2017 (Granite Way) – proposal to extend the existing No Waiting at Any Time restrictions to enable clear and safe access to the various premises and junctions along Granite Way.
7. Temporary Traffic Regulation Order (TTRO) – A6 Loughborough Bound Slip Road to Mountsorrel Bypass (near to Hilltop Garage). The road closure will be effective from 30th September 2019 for up to 2 months. The slip road will be closed from 0900 – 1530 each day.
8. Highways enquiries responses received for reports up to 28.08.19 (attached)
9. Breach of planning control – resident of 31 The Green contacted CBC re a number of concerns over an additional base and mobile unit that have been installed at Blue Granite Caravan Park. (without planning permission). The resident chased up his enquiry with CBC on 17.09.19 as he had not, at that date, received a response. The resident sent a copy to the PC for information.
10. Service 27 Bus Timetable changes with effect from 21.10.19 has been received.
11. Sileby Road canal bridge – Canal & River Trust has confirmed that the loose coping stones will be dealt with within a couple of years, the loose rendering is cosmetic and a refurbishment will be carried out within a few years. Use by heavy lorries – enforcement of the weight limit is a matter for the police, the Canal & River Trust does not believe that overloaded vehicles are damaging the bridge and if the residents are able to secure a meeting with the highway authority to look at improving signage etc then a representative from the Trust would try to attend.
N.B. A meeting took place between Nicky Morgan and residents this afternoon.
Resolved to contact Canal & Rivers Trust (Will Antill to draft response)

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

12. Leicestershire Planning Obligations Policy – link received:
www.leicestershire.gov.uk/environment-and-planning/planning/developer-contributions (the document is 50 pages long).

13. Charnwood Design Supplementary Planning Document – Consultation (see attached)

The Committee noted the contents of the report

21. CONFIRMATION OF DECISIONS TAKEN AT THIS MEETING

Resolutions under items 16, 17, 19 and 20 above.

The Chairman closed the meeting at 8.42pm

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