

## LEICESTER FOREST EAST PARISH COUNCIL

Minutes of the Planning, Trees and Highways Committee Meeting held on Tuesday 11<sup>th</sup> June 2019 in the Reg Neal Committee Room, Parish Hall, Kings Drive, Leicester Forest East, commencing at 7.00pm.

**Present:** P. Kitchen – Chairman                      P. Fox                                      P. Linnett  
D. Di Palma    C. Lawrence

Mrs. H. E. Mann – Clerk to the Parish Council  
Julian Dang – Member of the Public

**PTH 19.35 Apologies for Absence – None**

**PTH 19.36 To receive Disclosures of Interest in accordance with the Code of Conduct – None.**

**PTH 19.37 Councillor Fox proposed Councillor Kitchen as Chairman, Councillor Linnett seconded. Councillor Lawrence proposed Councillor Linnett as Vice-Chairman, Councillor Kitchen seconded. Carried.**

**PTH 19.38 To adjourn the Meeting to receive Questions from the Public.**

Several members of the public attended the meeting. They asked the following questions regarding the application for 63 houses to be built on Grange Farm (off Baines Lane):

- 1) Should they have been notified in writing about the plans via a leaflet through their front door? Councillor Fox explained that, at this stage, Blaby District Council were not obliged to do so.
- 2) Would access to the site be via Baines Lane? Councillor Fox confirmed access would be via Hinckley Road using existing access roads and onto Wardens Walk. A member of the public raised concern due to existing access issues on that road.
- 3) Who are Savilles (referred to in the notice)? Councillor Fox confirmed they are the land agents acting on behalf of the builders.
- 4) Would the Parish Council be placing a Tree Preservation Order on the large oak tree on the site of the proposed development? Councillor Kitchen explained that the member of the Public should raise his concerns with Blaby District Council as a Tree Preservation Order is, unfortunately, not sufficient to stop a proposed housing development.
- 5) When the M1 Motorway was widened, it caused nearby houses to flood with sewerage. Has this risk been considered when looking at this proposed development? Councillor Linnett advised the member of the public to raise their concerns with Blaby District Council.

Councillor Fox explained that it is not Leicester Forest East Parish Council who give authority to build but Blaby District Council's planning officer. The Parish Council can only comment. However, there is not yet a formal planning application in place and Savilles will only submit one when they are sure Blaby District Council will approve it.

The overall plan for the development is on Blaby District Council's website and consists of the following (there is a requirement that 25% of any large development has to be affordable housing):

- 9 one-bedroomed apartments,
- 6 2-bedroomed apartments,
- 12 2-bedroomed houses,
- twenty-five 3 bed-roomed houses,
- 8 4-bedroomed houses and
- 3 5-bedroomed houses.

Councillor Di Palma stated that because there are 63 proposed houses, it would be classed as a major development so there will be more extensive public consultation.

Councillor Fox explained that the land in question is a 'nominated' piece of land and, as such, earmarked for building by Blaby District Council. However, Councillors Fox and Linnett advised the members of the public to make an appointment to raise their concerns with Blaby District Council to discuss their concerns.

*To reconvene the meeting.*

**PTH 19.39 To confirm the Minutes of the Planning, Trees and Highways Committee Meeting held on 9<sup>th</sup> April 2019 as a true record.**

Proposed by Councillor Linnett, seconded by Councillor Fox. **Carried**

**PTH 19.40 Matters arising from those Minutes:** None.

**PTH 19.41 MVAS Traffic Calming and Police Community Speedwatch training.**

Councillor Linnett has received an email regarding Community Speedwatch. This is something the Parish Council are interested in pursuing and will look into the details for training further.

The MVAS has not yet been ordered or paid for. Councillor Linnett is to send the existing documentation to Mrs H E Mann (clerk to the council) to enable her to order the MVAS. Councillor Linnett confirmed that the lampposts on Forest House Lane have been tested to ensure they are safe to carry the sign.

**PTH 19.42 Hanging Baskets – Plantscape**

Councillor Linnett confirmed that the hanging baskets are now up and were supplied by 'Premier One'. They will also be planting the tubs.

**PTH 19.43 Notification of Planning Approval/Refusal**

- (a) **26 Warren Lane, Leicester Forest East - Amendments to application for planning permission 1) The garage no longer protrudes beyond the principal elevation and 2) the front of the extension now has a hip roof.** Noted.
- (b) **The open space on land to the west of Beggars Lane has not been finished as on the plans.** Noted.
- (c) **Erection of one detached dormer bungalow on land adjacent to The White House, 275 Hinckley Road, Leicester Forest East.** Noted.
- (d) **7 Magnolia Close – certificate of lawfulness granted for a single storey rear extension and the installation of a window on the ground floor of the eastern-facing side elevation.** Noted.
- (e) **18 Pleasant Close, Leicester Forest East – Permission granted for a first-floor front extension above garage and extension to front porch.** Noted.
- (f) **19/0587/ADV – Display of illuminated lettering, surface mounted aluminium panel and three freestanding signs, Primary School One Tay Road Lubbethorpe, Enderby.** Noted.
- (g) **19/0495/HH 136 Hinckley Road, Leicester Forest East. Porch to front and alterations to existing conservatory to provide single storey rear extension.** Noted.

**PTH 19.44 Planning Applications Received for Observations**

- a. **63 Houses on Grange Farm (off Baines Lane, identified BDC DPD) – applications by Savilles**  
Email received stating that pre-application has been received by Savilles. Noted, see PTH 19.38 above.
- b. **19/0526/HH – 26 Warren Lane Single Storey Side Extension**

No Comment.

- c. **19/0527/DOC – Discharge of condition 3 (materials) attached to planning permission 17/0367/FUL – Old Library LFE, Holmfield Avenue West**  
No Comment.

**PTH 19.45 Date of Next Meeting – 09/07/2019/ at 7.00pm**

**The meeting closed at 7.44pm**