

## LEICESTER FOREST EAST PARISH COUNCIL

Minutes of the Planning, Trees and Highways Committee Meeting on Tuesday 7<sup>th</sup> November 2023, held in the Reg Neal room of the Parish Hall, Kings Drive, Leicester Forest East commencing at 7.01pm.

**Present:** P. Kitchen (Chair) C. wells (Vice-Chair) R. Darlison M. Bozzoni  
D. Dawes D. Di Palma

Two representatives from Bloor Homes and Marons  
Mrs H. E. Mann – Clerk to the Council.

**PTH 23.114 To receive apologies for absence**  
None.

**PTH 23.115 To receive Disclosures of Interest in accordance with the Code of Conduct**  
None.

**PTH 23.116 To adjourn the meeting to receive Questions from the Public**  
None.

**PTH 23.117 To take representations form a representative of Bloor Homes on a proposed new development in Leicester Forest East**

Bloors have taken an interest in land south of the A47 after being in contact with the landowners earlier this year. The plan is to promote the land for development but plans are still in the very early stages. Technical assessments on issues such as ecology, highways and drainage is also in the very early stages and will continue. It was noted that the Parish Council has included the farm building on that piece of land in its Neighbourhood Development Plan so the Planning Committee was asked what it would like to see the building used for going forward. Additionally, the representatives expressed their wish for the public to be consulted with regards to the use of the building, and the proposed wider development.

If the development does go ahead it will contain between 150 and 180 houses, depending on density of the housing. Car entry will be, primarily, from Hinckley Road. The timescale will be guided by Blaby District Council's local plan review, a draft of which is expected next autumn. The agents confirmed affordable housing will be at the level stipulated by the Neighbourhood Development Plan which is 35%.

The planning Committee raised the following issues:

- Traffic – volume of traffic on the A47 is already a huge problem and further development on the A47 will only exacerbate this. In fact, LCC Highways have previously stated they would not approve any further developments which have access via the A47 unless a by-pass was built around Leicester Forest East.
- Previously, the Parish Council had been told that the land south of the A47 was not 'prime' which is why the current planning applications in Kirby Muxloe (850+ houses close to the rugby club) has been proposed. However, this proposed new development would be south of the A47.
- Infrastructure – Lubbethorpe is only a quarter completed and already another 850+ houses are planned for Kirby Muxloe but much of the impact from these two developments will be felt in Leicester Forest East in terms on schools, doctors and dentists.
- Road width – with the introduction of more electric cars onto roads (which are wider) and seeing existing new developments, it is felt that wider roads on any new development would be beneficial to allow traffic to flow better and better access for emergency vehicles.
- Loss of countryside – it was noted that any land which is developed is lost, forever, as countryside.

*Clerk to:*

- *Send a copy of these minutes to the agents of Bloor Homes.*

- *Add to the December Planning agenda to consider what the Committee would like to see happen to the old farm building if development goes ahead.*

The agents left the meeting at 7.30pm.

**PTH 23.118 To confirm the Minutes of the Planning, Trees and Highways Committee Meeting held on Tuesday 3<sup>rd</sup> October 2023**

**Resolution:** The Committee resolved to accept the Minutes of the Planning, Trees and Highways Committee Meeting held on Tuesday 3<sup>rd</sup> October 2023 as a true and accurate record.

*Clerk to remove the word draft from the minutes of the Planning, Trees and Highways Committee Meeting held on Tuesday 3<sup>rd</sup> October 2023*

**PTH 23.119 To discuss matters arising from those minutes:**

- (a) To discuss new MVAS for Warren Lane and Welcome to LFE road signs to be purchased by £25,000 Members' Highways Fund. Plus, to review location of Welcome to LFE Signs**

*Clerk to inform the LCC Highways representative that the Planning Committee is not happy with the proposed location of one of the new 'Welcome to Leicester Forest East' road signs and ask if that particular one can be left as is and not replaced and then the two signs to be added to the rock on the A47 and at Braunstone crossroads.*

- (b) To discuss updates on Christmas lights, large cut Christmas tree & small, planted Christmas tree**  
The large tree has been ordered and St. Andrew's Church have applied for the faculty to allow the smaller Christmas tree to be planted.

- (c) To consider Planning Committee budget items for 2023/2024 budget, including the possibility to Eid and/or Diwali lights for 2024**

A quote has been given to purchase Eid and/or Diwali lights so the Clerk has asked this to be revised to show lease prices.

*Clerk to ask residents (in the next Your Local magazine and on Facebook) if they would like to see Eid and/or Diwali lights in Leicester Forest East.*

- (d) To consider LCC's response after the Parish Council asked if they would install two 'No Motorbikes' signs on Shanklin Gardens**

LCC Highways have stated 'No Motorbikes' signs on Shanklin Gardens would not be put up by the County Council and that any related issues should be reported to Leicestershire Police in 101.

*Clerk to go back to resident who originally suggested adding signs and explain that it is too onerous for the Parish Council to erect them and Leicestershire County Council will not erect them so it is a Police matter.*

**PTH 23.120 To discuss Planning Applications:**

- (a) 23/0689/TPO – 16 Lodge Close – T1 ash, remove 3 x lowest limbs to clear roof by 2m**  
No Comment.

- (b) 23/0686/HH – 45 Forest House Lane – first floor extension to front and rear and construction of new porch.**  
No Comment.

**PTH 23.121 To note Planning Decisions:**

- (a) 23/0421/HH – 18 Willow Close – two storey rear extension and single storey side extension – GRANTED**  
Noted.

- (b) 23/0464/HH – 215 Hinckley Road – hipped to gable roof conversion with front skylights and a rear dormer extension. Removal of existing side extension and replacement with single storey side and rear extension – GRANTED**

Noted.

- (c) **23/0741/HH – 52 Hinckley Road – single storey rear extension – GRANTED**

Noted.

- (d) **23/0681/HH – 46 Acres Road – single storey extension – GRANTED**

Noted.

- (e) **23/0747/HH – 130 Hinckley Road – first floor and single storey rear extensions and associated alterations – GRANTED**

Noted.

**PTH 23.122** To note planning enforcement cases:

- (a) **E23/0240/UDRES – 5 Waldwick Close – siting of caravan for habitation – status – CLOSED**

Noted.

**PTH 23.123** To discuss or note Planning Applications/Decisions/Enforcement cases received after agenda was prepared:

None.

**PTH 23.124** To consider issue of repeated flooding on section of the A47

The issue of repeated flooding at one section of the A47 was discussed and it was noted that an email had been sent by District Councillor Coar to LCC Highways regarding the issue.

*Clerk to contact county councillor and explain the Parish Council is not happy for this issue to be left as there have been near misses due to the flooding issue and to ask if this can be dealt with as a priority by LCC Highways. Copy in Cllr Coar.*

**PTH 23.125** To consider excluding the press and public and entering a closed session to discuss a letter received from a neighbouring Parish Council

**Resolution:** the Committee resolved to exclude the press and public and enter a closed session.

*The Committee entered a closed session at 8pm.*

The Committee noted a complaint letter, received from a neighbouring Parish Council which was sent to a County Councillor regarding a planning application.

*The Committee re-entered the meeting at 8.05pm.*

**PTH 23.216** **Date of next meeting**

Tuesday 5<sup>th</sup> December 2023 at 7.00pm.

The meeting closed at 8.06pm.