

LEICESTER FOREST EAST PARISH COUNCIL

Minutes of the Planning, Trees and Highways Committee Meeting on Tuesday 3rd September 2024, held in the Reg Neal room of the Parish Hall, Kings Drive, Leicester Forest East commencing at 7.01pm.

Present: P. Kitchen C. Wells D. Dawes D. Di Palma S. Garner

Mrs H. E. Mann – Clerk to the Council.

PTH 24.88 To receive apologies for absence

Resolution: To accept previously received apologies for absence from Cllrs Darlison and Bozzoni.

PTH 24.89 To receive Disclosures of Interest in accordance with the Code of Conduct

None.

PTH 24.90 To adjourn the meeting to receive Questions from the Public

None.

PTH 24.91 To confirm the minutes for the Planning, Trees and Highways Committee meeting of 02.07.2024 as a true and accurate record

Resolution: The committee resolved to confirm the minutes for the Planning, Trees and Highways Committee meeting of 02.07.2024 as a true and accurate record.

Clerk to remove the word 'draft' from the July 2024 Planning committee minutes.

PTH 24.92 To discuss matters arising from previous minutes:

The Clerk informed the committee that the new pizza restaurant does not have planning permission to be a takeaway.

(a) To discuss new MVAS for Warren Lane to be purchased by £25,000 Members' Highways Fund
LFEPC will receive a grant of £4,500 from Leicestershire County Council for an MVAS on Warren Lane. This grant is still awaited. If the MVAS costs less than the full grant amount, the balance must be used for MVAS maintenance. Also, any publicity on the MVAS must mention the LCC funding.

Clerk to keep the MVAS for Warren Lane on the Planning agenda (this purchase may require three quotes).

(b) To consider adding more Christmas lights for Christmas 2024 and to begin to review 3-year Christmas light contract ahead of contract end in December 2024

Clerk to add 'To Receive Quote for Christmas Lights (including additional lights, sockets and timers) for three-year period 2025-2027' to September Council agenda as amount likely to be over £5,000.

(c) To consider MVAS training

Clerk to:

- Book herself and two councillors onto the MVAS training.
- Get Teams downloaded onto the Clerk's laptop ahead of the training.
- Obtain the MVAS software and also send to the two Cllrs attending the training.
- Update the CPD and training log for the Cllrs and herself after the MVAS training.

PTH 24.93 To discuss Planning Applications:

(a) 24/0575/FUL – installation of underground grid connection cable within highway and associated solar farm works – Enderby substation, Desford Road, Enderby LE19 4AD

No comment.

(b) 24/0627/HH – 36 Wardens Walk – 2 storey side and single storey rear extensions

No comment.

- (c) **24/0614/TPO – open space on Warren Lane – T3, T4 and T6 limes crown raise to 4m for grass maintenance, T5 horse chestnut crown raise to 4m for grass maintenance**
No comment.
- (d) **24/0613/TPO – open space Warren Lane – T4 fell dead thorn; T5 & T7 lime remove dead wood from canopy, T16 and T17 rowan fell crown lift to 4m, for grass maintenance and clear street light**
No comment.
- (e) **24/0612/TPO – public open space, Magnolia Close – works to T12 Norway Maple prune**
No comment.
- (f) **24/0611/TPO – open space Juniper Close – T9 goat willow fell poor specimen tree with canopy die-back; T11 goat willow fell tree to address major trunk decay**
No comment.
- (g) **24/0610/TPO – open space, Carnation Close – prune both trees at a suitable growth point to clear lamp columns**
No comment.
- (h) **24/0701/FUL – 36 Warren Lane – change of use from C3 dwelling house to C2 family assessment (mothers and baby home)**
Resolution: The committee resolved to send the following objections to Blaby District Council's planning department in relation to planning application 24/0701/FUL - 36 Warren Lane – change of use from C3 dwelling house to C2 family assessment (mothers and baby home) for the following reasons: 1. There is not sufficient parking for all staff, visitors and centre users. This will cause additional parking on the pavement on an already busy, stretched road on which there are safety concerns over the traffic. 2. The parish council is concerned that the number of potential site visitors, throughout the day and night, will cause a significant disturbance to other residents in the area with their comings and goings. 3. Whilst the parish council wholly accepts there is a great need for such centres, it feels, strongly, that this is not a suitable location as it is a quiet, residential area.
- Clerk to send a copy of the objections to a resident who had contacted the parish council, with concerns, regarding planning application 24/0701/FUL – 36 Warren Lane – change of use from C3 dwelling house to C2 family assessment (mothers and baby home).*
- (a) **24/0615/OUT – Land south of Hinckley Road (Kingstand Farm) – outline application for the demolition of buildings, alterations to existing farm house and the erection of up to 145 new dwellings and creation of associated vehicular access to Beggars Lane**
One Cllr will draft a response explain the parish council's objections to planning application 24/0615/OUT – Land south of Hinckley Road (Kingstand Farm) – outline application for the demolition of buildings, alterations to existing farm house and the erection of up to 145 new dwellings and creation of associated vehicular access to Beggars Lane - and send to BDC's planning department before the deadline date of 14.09.2024.
- (b) **24/0602/FUL – 144 Hinckley Road – change of use from residential (class C3 to commercial business and service use class E) including two storey rear extension**
One Cllr will draft a response explain the parish council's objections to planning application 24/0602/FUL – 144 Hinckley Road – change of use from residential (class C3 to commercial business and service use class E) including two storey rear extension - and send to BDC's planning department before the deadline date of 14.09.2024.
- (c) **24/0668/FUL – 164 Hinckley Road – retrospective planning for siting of InPost parcel locker**
No comment.
- (d) **24/0663/FUL – 150A Hinckley Road – retrospective application for siting of InPost parcel locker**

No comment.

- (e) **24/0662/FUL – 16 Hinckley Road - retrospective application for siting of InPost parcel locker**
No comment.
- (f) **24/0458/CLP – 1 Langman Close – certificate of lawfulness – proposed single storey rear extension**
No comment.
- (g) **24/0642/HH – 1 Beechwood Avenue – two storey side/front extension and single storey rear extension**
No comment.
- (h) **24/0555/HH - 45 Hinckley Road – first floor side extension and single storey rear extension**
No comment.
- (i) **24/0482/HH – 106 Packer Avenue – 2 storey side extension**
No comment.

PTH 24.94

To note Planning Decisions:

- (a) **Planning appeal - App/T2405/W/24/3347015 – 203 Hinckley Road – erection of new dwelling house**
Noted.
- (b) **24/0455/FUL – 27 & 29 Bosworth Way – alteration to combine into one property and to change of use from dwelling (C3) to children’s care home (C2) – 4 children aged between 4 and 11 – GRANTED**
Noted.
- (c) **24/0555/HH – 245 Hinckley Road – first floor side extension and single storey rear extension – GRANTED**
Noted.

PTH 24.95

To note planning enforcement cases:

- (a) **E24/0189/UDRES – 23 Tristram Close – erection of outbuilding at rear of property**
Noted.
- (b) **E24/0184/UDCOM – Nisa Local 150A Hinckley Road – installation of InPost parcel locker**
Noted.
- (c) **E24/0178/UDCOM – Co-op 2 Hinckley Road – installation of InPost parcel locker**
Noted.
- (d) **E24/0171/UDCOM – Tesco Express 164 Hinckley Road – installation of InPost parcel locker**
Noted.
- (e) **E24/0169/UDCOM – Premier Hayre Convenience Store 16 Hinckley Road – installation of InPost parcel locker**
Noted.

PTH 24.96

To discuss Cadent fencing erected in front of Grange Farm and what this means for potential development as no permission for works has been granted by BDC’s planning department
Noted.

PTH 24.97

To discuss or note Planning Applications/Decisions/Enforcement cases received after agenda was prepared:
None.

PTH 24.98

To begin to consider projects to be added to 2025-2026 budget

Clerk to add to draft 2025-2026 budget £13,500 estimate for three-year contract for Christmas lights on A47.

PTH 24.99

Date of next meeting

Tuesday 1st October 2024 at 7.00pm.

Meeting closed 7.47pm.