

**Juliet Perry**  
Principal Officer  
[www.burbageparishcouncil.gov.uk](http://www.burbageparishcouncil.gov.uk)



**Burbage Millennium Hall  
Britannia Road  
Burbage  
Leicestershire  
LE10 2HF**

9<sup>th</sup> October 2024

To: **Members of the Planning Committee**

Cllr S Attenborough	Cllr N Robinson
Cllr A Hall	Cllr P Stead-Davis
Cllr R Hoelmer	Cllr R Turner
Cllr K Lynch	Cllr B Walker
Cllr M Lynch	

Copy to all other members of the Council

(Other recipients for information)

Dear Member

There will be a meeting of the **PLANNING COMMITTEE** at Millennium Hall, Britannia Road on **MONDAY 14<sup>TH</sup> OCTOBER 2024 at 6.30pm** and your attendance is required.

The agenda is given overleaf.

Kind regards

*Rachel Parrish*

Rachel Parrish  
Administration Officer

**Members of the public are welcome to attend**

If you have any concerns about attending a physical meeting or require information about safety measures in place, please do not hesitate to contact the Parish Office for clarification.

**Written representations on any items on the agenda are welcome**

Comments can be emailed to [info@burbage-council.co.uk](mailto:info@burbage-council.co.uk) or put in the letterbox at Millennium Hall Mon-Fri 8.30am to 4.00pm and must be received **by 9.00am on the day of the meeting.**

**Use of mobile phones and other mobile devices**

To minimise disturbance to others attending the meeting, please switch off your phone or other mobile device or turn it to silent or vibrate mode.

## AGENDA – MONDAY 14<sup>TH</sup> OCTOBER 2024

1. To receive apologies for absence
2. To receive members' declarations of interest
3. To consider the minutes of the meeting held Monday 23<sup>rd</sup> September 2024 (circulated)
4. Matters arising
5. To receive public questions and comments relating to items on the agenda – For a period of no longer than 20 minutes
6. To note Member resignation from Committee
7. Applications having been approved

24/00741/FUL                      Lychgate House Farm Lychgate Lane – Partial change of use of dwellinghouse (Use Class C3) to mixed use as guest house use (Use Class C1) and office facilities/ visitor meeting space (Use Class E(g)(i))

24/00758/HOU                      3 Cambourne Road - First floor extension over existing garage, front porch and canopy, two storey front bay windows, single storey rear extension and alteration to dwelling

24/00743/FUL                      52 Coventry Road – Change of use from single residential unit (Class C3) to Office (Class E(g)(i): an office to carry out any operational or administrative function)

### 8. Applications having been decided

2024/TPO/0090/LCC                      2 Manor Way – T1 Sycamore raise canopy; T2 Hawthorn remove; T3 Deodar Cedar remove (circulated)

24/00794/HHGDO                      25 Crimson Way – Single storey rear extension measuring 3.25 metres in depth; 3.20 metres in height to the ridge; and 2.25 metres to the eaves

### 9. Review of applications received

[24/00083/HYB](#)                      Land at Burbage Fields Farm Bullfurlong Lane - Hybrid planning application for 422 dwellings, public open space, associated infrastructure and the demolition of 65 and 65a Coventry Road, and Burbage Fields Farm and outline planning application for a residential care home and up to 11no. self-build plots (all matters reserved except for access)  
(previous Committee comments circulated)

[24/00139/FUL](#)                      Land north of Deepdale Farm Lutterworth Road - Full Planning Application for the Provision of Additional 23 Residential Dwellings Including Vehicular Access, Landscaping, Drainage and all other Associated Works  
(previous Committee comments circulated)

<a href="#">24/00867/HOU</a>	142 Hinckley Road - Two storey rear extension with balcony to first floor, single storey front and rear extensions and associated works
<a href="#">24/00898/HOU</a>	65 The Ridgeway - Single Storey Rear and Side Extension
<a href="#">24/00900/ADV</a>	Hansom Cab Brookfield Road - 4 internally illuminated Fascia Signs, 3 non illuminated free standing car park signs and 1 internally illuminated wall sign
<a href="#">24/00901/TPO</a>	40 Britannia Road - T1 - Sycamore tree - Remove to ground level
<a href="#">24/00920/NMA</a>	Land off Sketchley Lane - Non-Material Amendment to 21/01131/OUT. Amendment to the wording of condition 22 (offsite highway works) to allow offsite highway works to be implemented in full 9 months following first occupation of dwellings
<a href="#">24/00882/FUL</a>	Unit 1 Burbage Road - Change of use to dog groomers (sui generis) (previously approved under 21/00725/FUL)

**10. To consider street naming request received from Hinckley & Bosworth Borough Council (circulated)**

**11. To note Temporary Event Notifications (TENs) received by HBBC (circulated)**

The following TENs had been received:

- Hastings High School – Christmas fair – 3<sup>rd</sup> November – Sale of alcohol from 10am to 2pm
- The Fairway Centre Coventry Road – Burbage Christmas Market event – 29<sup>th</sup> to 30<sup>th</sup> November 2024 – Sale of alcohol from midday to 1am

**12. To receive Working Party and Task & Finish Group reports**

National Rail Freight Interchange

**13. To confirm date and time of next Planning Committee meeting**

MINUTES OF A MEETING OF THE PLANNING COMMITTEE

HELD ON MONDAY 23<sup>RD</sup> SEPTEMBER 2024 AT 6.30PM

BURBAGE MILLENNIUM HALL

Present: Mr S Attenborough, Mrs A Hall, Mr R Hoelmer, Mr K Lynch, Mrs M Lynch, Mr N Robinson, P Stead-Davis, Mr R Turner

In attendance: R Parrish (Administration Officer)

***These minutes are subject to approval at the next meeting of the Planning Committee***

91. APOLOGIES FOR ABSENCE

Apologies had been received from Cllrs Ms I Ashton and Mr B Walker and were noted.

92. MEMBERS' DECLARATIONS OF INTEREST

Cllr Mr Lynch, as a member of Hinckley & Bosworth Borough Council Planning Committee, declared he would not vote on HBBC items on this agenda, reserving his right to vote later in the local planning process.

93. MINUTES OF MEETING HELD MONDAY 9<sup>TH</sup> SEPTEMBER 2024

The minutes of the meeting held Monday 9<sup>th</sup> September 2024 had been circulated to all Members and were considered. Proposed by Cllr Mr Hoelmer, seconded by Cllr Mrs Hall and agreed by show of hands, it was

RESOLVED - that the minutes of the meeting held 9<sup>th</sup> September 2024 be approved and signed by the Chairman.

94. MATTERS ARISING

The Administration Officer reported that HBBC had failed to consult the Parish Council on revised plans for application 24/00083/HYB Land at Burbage Fields Farm, Bullfurlong Lane as part of a public reconsultation process which was listed as closing on 23<sup>rd</sup> September 2024. An apology had been received from HBBC and the Council was to be allowed 21 days from this date to consider all information relating to the revised application, which would be listed for review at the next scheduled meeting of this Committee, to be held on 14<sup>th</sup> October 2024.

95. PUBLIC QUESTIONS & COMMENTS

There were no members of public present.

96. APPLICATIONS HAVING BEEN APPROVED

[24/00681/LBC](#) Archer Cottage Church Street – Replacement of 4 windows to front elevation and 1 to the rear and alterations to 1 window fitting

97. APPLICATIONS HAVING BEEN WITHDRAWN

[24/00444/CONDIT](#) Sketchley Hill House Rugby Road – Application to vary condition 2 of planning permission 22/00236/FUL. Proposed amendment to general arrangement of plot 3

[24/00694/FUL](#) Corner House 1A Boyslade Road – Construction of a self-build dwelling with solar panels and access

98. APPLICATIONS HAVING BEEN DECIDED

24/00689/TGDO Roundabout at junction of Sketchley Road & Rugby Road – Installation of 20m pole with 6 Antennas, 2 dishes, 2 cabinets and associated ancillary works

99. REVIEW OF APPLICATIONS RECEIVED

[24/00850/HOU](#) 2 Pennant Road - Two storey side and rear extension  
No objections

[24/00825/HOU](#) Stretton Firs Wolvey Road - Extension of first floor balcony to the rear and replacement of doors and window with bi-folding doors  
No objections

[24/00725/FUL](#) 46 Windsor Street - Installation of solar panels  
No objections

100. BURBAGE COMMUNITY LIBRARY REQUEST FOR COMMENT

A request for comment from Burbage Community Library, in relation to proposals to close off a set of external steps leading to the library from Lychgate Lane, had been circulated to all Members and was discussed.

There was no objection to the suggestion in principle but Members felt it would be helpful to advise the Library committee as follows:

- Check if any planning consent from Local Planning Authority and/or notification to LCC as landowner is required for the proposed work
- Consider consulting with neighbours and nearby residents on what is proposed

- Ensure that whatever work is carried out is visually acceptable within the street scene

101. TEMPORARY EVENT NOTIFICATION

The following TEN had been received by HBBC and was noted:

- Sketchley Hill Primary School – PTA Fundraiser/Laser show – 22<sup>nd</sup> November 2024 – Sale of alcohol from 6pm to 9pm

102. WORKING PARTY REPORTS

National Rail Freight Interchange

There had been no meeting. The Chairman noted that a decision by the Secretary of State for Transport, which was due to have been made on 10<sup>th</sup> September 2024 had been delayed until 10<sup>th</sup> March 2025.

103. DATE & TIME OF NEXT MEETING

The next meeting of the Planning Committee was scheduled to be held at Millennium Hall on Monday 14<sup>th</sup> October 2024 at 6.30pm

There being no further business, the meeting was closed at 6.41pm

TOWN & COUNTRY PLANNING ACT 1990  
CONSENT FORM B

Notification of decision in respect of proposed work to tree(s)  
with a Tree Preservation Order

ITEM EIGHT - LCC TPO  
DECISION

**Applicant:** Mr McDowell

**Agent:** Beddow Tree Specialists

**Address:** 2 Manor Way, Burbage, LE10 2NN

**Address:** Old Woodland Farm, Desford Lane,  
Ratby, LE6 0LF.

**Date:** 23<sup>rd</sup> September 2024

---

**PART I — Details of Application**

Application No: 2024/TPO/0090/LCC

District ref: 24/0744/TPO

Date of Application: 7<sup>th</sup> August 2024

Location: 2 Manor Way, Burbage, LE10 2NN

Proposed Works:

T1: Sycamore - Work - Raise canopy to 5m above the road. – **works approved**

T2: Hawthorn – Remove/fell – **works approved**

T3: Deodar Cedar – Remove/fell (**please see note 5 in PART III**)

---

**PART II - the tree affected by the proposed work is protected by the Leicestershire County Council:**

Burbage, Sketchley Hall 1967 area tree preservation order.

---

**PART III — DETAILS OF DECISION – please read all the information in this decision notice**

The Leicestershire County Council has considered the application under the Town and Country Planning Act 1990 and grants consent to the work proposed in the application referred to in Part I hereof (in accordance with the application, documents and plans submitted).

**Subject to Compliance with the following Conditions**

1. All approved works to be carried out by a qualified tree work contractor to British Standard 3998: 2010 Recommendations for treework. REASON: To make sure that the works are carried out in a way which safeguards the health and amenity of each tree.
2. It is the duty of the Applicant/treework contractor under Section 28I of the Wildlife and Countryside Act, 1981 (as amended by the Countryside and Rights of Way Act 2000) to ensure that no nesting birds or roosting bats are disturbed by the approved treework operations.
3. This Decision Notice is valid for 2 years expiring :
4. Where the works relate to the removal of a tree or trees then it should be noted that there is a statutory requirement (S206 (1) (b) <http://www.legislation.gov.uk/ukpga/1990/8/section/206> to replant the tree or trees as soon as reasonable. This is generally within the current or next available planting season –whichever is sooner-running from November to March.
5. **T3 removal refused.**

**Reason for Decision:**

T1 &T2 – works requested are deemed reasonable due to the location and condition of the trees.

T3 refusal:

- T3 - Is in a prominent position and highly visible from the roadway, as such it contributes significantly to the amenity of the area.
- The fault described is not showing signs of movement or separation.
- Installation of a cable bracing system installed by a competent and trained person could support the tree and minimise the risk of failure.
- Suggest a targeted reduction of lateral branches by 1.5 m to reduce the end weight of the branches.
- Continue to monitor the tree for stability.
- The removal of T3 is likely to expose the mature Pine tree situated 11m away.

Signed   
*The Proper Officer of the Council*

**IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES OF THE REVERSE SIDE OF THIS FORM.**

**NOTES**

1. Please quote the application number in all correspondence.
2. This decision relates either to tree(s) protected by a Tree Preservation Order or to tree(s) not so protected, but which are situated in a Conservation Area. You will see which is the case by referring to Part II overleaf.
3. **Tree protected by a Tree Preservation Order**
  - (i) Where the Council has refused consent under the order or has granted such consent subject to conditions, or where the Council has given any certificate or direction, the applicant or the person directed, if he is aggrieved by their decision, or by any such certificate or direction, may by notice appeal to the Secretary of State for the Environment. **(Notice of appeal must be given in writing within 28 days from receipt of notification of the decision, or such longer period as the Secretary of State may allow, and should be sent to the *Environment Team, The planning Inspectorate, Room 4/04, Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS16PN*).**
  - (ii) If any person suffers loss or damage in consequence of any refusal of consent under a tree preservation order or of any grant of such consent subject to conditions, he may be entitled to recover from the Council compensation in respect of such loss or damage provided that a claim is served on the Council in writing within 12 months of the decision of the Council or of the Secretary of State on appeal and provided that the Council has not certified:
    - (a) that the refusal or condition is in the interests of good forestry or
    - (b) in the case of trees other than trees comprised in woodlands that the trees have an outstanding or special amenity value.



4. **Trees in a Conservation Area**

- (i) If consent has been granted you may commence work immediately. You must then complete the work within two years of your notice to the District Council, otherwise permission will expire, and you will need to once again give six weeks' notice of intention.
- (ii) If the Council has refused consent, it will probably also have made a Tree Preservation Order (see Part III overleaf) in respect of some or all of the trees. If it has the provisions relating to such orders will hereafter apply.

5. **Penalties**

Any person contravening the provisions of a tree preservation order or the provisions of Section 211 of the Town and Country Planning Act, 1990, relating to trees in Conservation Areas by cutting down, uprooting or wilfully destroying a tree or by wilfully damaging, topping or lopping a tree in such a manner as to be likely to destroy it is guilty of an offence and liable on summary conviction to a fine not exceeding £20,000, or on indictment to an unlimited fine. The penalty for other offences is a fine not exceeding £2,500 on summary conviction.

---

(For official use only) Details of any compensation awarded: —

TCPA

EXTRACT FROM MINUTES OF MEETING OF THE PLANNING COMMITTEE HELD 12<sup>TH</sup> FEBRUARY 2024

24/00083/HYB

Members discussed matters relating to highways and traffic issues, infrastructure provision, loss of green space and development design, and resolved to strongly object to the application for the following reasons:

- Traffic forecasts provided in support of the proposed development were based on data collected in 2021 and were not only out-of-date but were gathered during a period when Covid-19 restrictions and working practices were still in place and traffic volume would have been below the expected norm. The data would not, therefore, provide an accurate baseline for traffic forecasts.
- A single access point to the proposed site is deemed insufficient for the scale of the proposed development.
- Traffic wishing to turn right out of the proposed development onto Coventry Road could face particular difficulties. The road is often reduced to effectively a single carriageway, as a result of vehicles being parked on the roadside.
- Traffic generated by the proposed development would add significantly to traffic flow along Coventry Road and Windsor Street, through to Church Street and Hinckley Road, adding to existing problems with flow in general and leading to potential gridlock at peak times. Existing issues of peak-time delays at the junctions with Salem Road and more significantly Sapcote Road are likely to be exacerbated.
- Existing public services, including GP and dental practices are already straining to cope with current demand, and schools within the parish are already over-subscribed. No further provision is proposed. Members are aware of a currently active application to expand facilities at Hastings High School but point out that those proposals are designed to meet only current requirements and not future growth.

- Issues relating to flooding/sewage at the bottom of Bullfurlong Lane have been reported as affecting existing residents. Improvements to the infrastructure in this respect would be essential if more homes were to be built.
- Burbage parish already has insufficient public green space for the benefit of the physical and mental wellbeing of existing residents, and for biodiversity. The continued loss of green space and natural habitat within the parish is deemed to be unsustainable and to pose a risk of significant adverse effect on both residents and the natural environment.
- The amount of traffic likely to be generated within the proposed development, including vehicles visiting and servicing the proposed care home, together with the site's proximity in part to the motorway, would subject residents of the proposed development to potentially health-affecting air pollution and noise pollution.
- The suggested location of the proposed care home is totally inappropriate due to its proximity to the motorway. Noise nuisance and air pollution would deter the use of any outside space for the benefit of residents, staff and visitors.
- Notwithstanding Members' strongest objections to this application, if any part of the proposal was to be permitted, Members would request that the Parish Council be engaged in discussion at the earliest opportunity should there be any indication that the developer may seek to transfer any section of open space or formal play area to the Parish in the future.

**LICHFIELDS**

Cornerblock  
2 Cornwall Street  
Birmingham B3 2DX

0121 713 1530  
birmingham@lichfields.uk  
lichfields.uk

Development Management  
Hinckley & Bosworth Borough Council  
Hinckley Hub  
Rugby Road  
Hinckley  
Leicestershire  
LE10 0FR

**Date:** 29 August 2024

**Our ref:** 61188/04/JK/LGa/32623016v1

Dear Alex

## **Land at Burbage Fields Farm, Bullfurlong Lane, Burbage**

On behalf of our client Redrow Homes Limited and Peter Andrew Farmer (“the applicants”), Nathaniel Lichfield & Partners (“Lichfields”) have been instructed to resubmit plans and technical reports in respect of planning application 24/00083/HYB, relating to the Land at Burbage Fields Farm, Bullfurlong Lane, Burbage.

This cover letter sets out the background to the original application, a summary of the key changes to the scheme, and a list of the plans and technical reports which accompany this resubmission.

### **Background**

A hybrid planning application in respect of Land at Burbage Fields Farm, Bullfurlong Lane, Burbage was submitted to Hinckley and Bosworth Borough Council on the 23<sup>rd</sup> January 2024 for the following development:

*“Hybrid planning application for 422 dwellings, public open space, associated infrastructure and the demolition of 65 and 65a Coventry Road, and Burbage Fields Farm and outline planning application for a residential care home and up to 11no. self-build plots (all matters reserved except for access).”*

Following discussions with the Council and relevant statutory consultees, several changes have been made to the layout of the scheme, reflecting the feedback received. Redrow also took this as an opportunity to review the proposals and update the proposed house types. These amendments are set out in further detail below.

### **Summary of key changes**

A summary of the key changes to the proposed layout of the development are as follows:

- 1 The proposed care home has been relocated from the land to the south of the pylons to land opposite the LEAP. This is to address Policy comments in respect of ensuring residents have easy access to existing facilities;

- 2 The development has been pulled further back from the western boundary/ Bullfurlong Lane, and a wider green buffer has been created here (between 17m – 24m GI corridor);
- 3 Speed calming and road widening have been added in response to the request from Leicestershire County Council [LCC] highways;
- 4 Car parking spaces now meet LCC highways requirements and have been widened where necessary;
- 5 New swales have been included to address the comments made by the Lead Local Flood Authority.
- 6 A new 3-bed house type range has been introduced;
- 7 The number of M4(2) homes has increased (259 of the proposed market/ affordable dwellings will now be M4(2) compliant in comparison with 219 previously);
- 8 The proposed development will provide 85 affordable homes, as opposed to 84 previously. The market housing provision will reduce from 338 to 337 dwellings, with the overall number of houses remaining at 422;
- 9 The tenure split of affordable homes is shown to include Affordable Rent, Shared Ownership and First Homes (see breakdown below).

## Revised Accommodation Schedule

### Market Housing Mix

The below table sets out the revised market housing mix alongside the mix previously proposed within the original application:

Table 1 Market Housing Mix (original and revised)

Bedrooms	Original Scheme	Revised Scheme	Difference
1-bedroom	0	0	No change
2-bedroom	64	97	+33
2-bedroom + study	34	0	-34
3- bedroom	31	102	+71
3-bedroom + study	140	70	-70
4-bedroom	38	55	+17
5-bedroom	31	13	-18
Total	338	337	Overall -1

The above market housing mix includes 251 market M4 (2) dwellings, an increase from 211 in the original submission; 276 of the market houses with nationally described space standards (NDSS).

### Affordable Housing Mix

The below table sets out the revised affordable housing mix alongside the mix previously proposed within the original application:

Table 2 Affordable Housing Mix (original and revised)

Bedrooms	Original Scheme	Revised scheme	Difference
1-bedroom	28	15	-13
2-bedroom	31	44	+13
3-bedroom	17	18	+1
4-bedroom	8	8	No change
Total	84	85	+1 overall

The affordable housing mix includes 8 affordable dwellings which comply with M4(2) standards, the same amount as originally proposed. Seventy of the affordable dwellings will be meet NDSS.

A breakdown of the tenure of the affordable housing is shown below:

Table 3 Tenure of Affordable Homes

Tenure	Number of Bedrooms	Quantity
Shared Ownership	2-bedroom	11
	3-bedroom,	10
Affordable Rented	1-bedroom	11
	2-bedroom	22
	3-bedroom	2
	4-bedroom	8
First Homes	1-bedroom	4
	2-bedroom	11
	3-bedroom	6

## Resubmission Pack

In the context of the changes to the layout of the scheme, the technical evidence has been updated where necessary. The following documents have therefore been submitted to the Council through a Wetransfer link:

- Covering Letter, prepared by Lichfields;
- Design and Access Statement, prepared by Pegasus Group;
- Planning Drawings (see Annex 1), including:
  - Site Location Plan - 1693-08-02-120;
  - Site Layout Plan - 1693-08-02-100 Rev C;
  - Coloured Site Layout Plan – 1693-08-02-100 Rev A;
  - Public Open Space Plan – 169308-02-103 Rev A;
  - Materials Layout Plan – 1693-08-02-111 Rev A;
  - Street Scenes – 1693-08-02-112;

- Site Sections – 1693-08-02-116 Rev A;
- Enclosures Plan - 1693-08-02-121 Rev A;
- Highway Adoption Plan - 1693-08-02-122 Rev A;
- Fire Distance Plan - 1693-08-02-127 Rev A;
- Topographical Survey Plan - 1693-08-02-128;
- Affordable Housing Plan - 1693-08-02-132 Rev A;
- Surface Materials Plan - 1693-08-02-140 Rev A;
- Management Company Plan - 1693-08-02-144 Rev A;
- Bin Refuse Plan - 1693-08-02-145 Rev A;
- Parking Strategy Plan - 1693-08-02-147 Rev A;
- Road Hierarchy Plan - 1693-08-02-148 Rev A;
- Character Areas Plan - 1693-08-02-164 Rev A;
- Combined Affordable House Type Pack;
- Combined Private House Type Pack;
- Illustrative Landscape Masterplan;
- Landscape masterplan Sheet 1 of 2 - c-2109-01 Revision E;
- Landscape masterplan Sheet 2 of 2 - c-2109-02 Revision E;
- Transport Assessment, prepared by Rodgers Leask Ltd;
- Residential Travel Plan, prepared by Rodgers Leask Ltd;
- Air Quality Assessment, prepared by RSK Environment Limited;
- Noise Assessment, prepared by RSK Environment Limited;
- Flood Risk Assessment, prepared by Rodgers Leask Ltd;
- Ecological Mitigation Strategy, prepared by FPCR Environment and Design Limited;
- Biodiversity-Net-Gain Report and Metric, prepared by FPCR Environment and Design Limited;
- Arboricultural Assessment, prepared by FPCR Environment and Design Limited; and
- Archaeological Desk-Based Assessment, prepared by RSK Environment Limited;

## Summary

I trust the above is clear, however if you have any questions relating to this submission, please do not hesitate to contact me at [myles.wild-smith@lichfields.uk](mailto:myles.wild-smith@lichfields.uk).



Yours faithfully

A handwritten signature in black ink, appearing to read "M Wild-Smith". The signature is written in a cursive style with a horizontal line underneath.

**Myles Wild-Smith**  
Associate Director  
BSc (Hons) MA MRTPI



**SUMMARY OF KEY CHANGES – EXTRACT FROM COVERING LETTER FOR RESUBMISSION**

- 1 The proposed care home has been relocated from the land to the south of the pylons to land opposite the LEAP. This is to address Policy comments in respect of ensuring residents have easy access to existing facilities.
- 2 The development has been pulled further back from the western boundary/ Bullfurlong Lane, and a wider green buffer has been created here (between 17m – 24m GI corridor)
- 3 Speed calming and road widening have been added in response to the request from Leicestershire County Council [LCC] highways.
- 4 Car parking spaces now meet LCC highways requirements and have been widened where necessary
- 5 New swales have been included to address the comments made by the Lead Local Flood Authority.
- 6 A new 3-bed house type range has been introduced.
- 7 The number of M4(2) homes has increased (259 of the proposed market/ affordable dwellings will now be M4(2) compliant in comparison with 219 previously)
- 8 The proposed development will provide 85 affordable homes, as opposed to 84 previously. The market housing provision will reduce from 338 to 337 dwellings, with the overall number of houses remaining at 422
- 9 The tenure split of affordable homes is shown to include Affordable Rent, Shared Ownership and First Homes

[24/00139/FUL Land north of Deepdale Farm Lutterworth Road - Full Planning Application for the Provision of Additional 23 Residential Dwellings Including Vehicular Access, Landscaping, Drainage and all other Associated Works](#)

Members resolved to object to this application for the following reasons:

- Existing public services in the parish, including GP and dental practices, are already straining to cope with current demand.
- Schools within the parish are already over-subscribed and no further provision is proposed. Members are aware of a currently active application to expand facilities at Hastings High School but point out that those proposals are designed to meet only current requirements and not future growth.
- The development would generate further traffic, adding to existing issues across the parish. Current infrastructure is already unable to cope at peak times and no improvements are proposed.
- There is concern about the number of proposed shared drives which could cause issues for residents in the future.

### **Consultation on New Street Name**

I am writing to the parish council to seek their suggestion for one new street name on a small development behind Sketchley Hill House, Rugby Road, Burbage (ref: 22/00236/FUL).

As the site used to be an orchard, and sits behind Sketchley Hill House, the developer has suggested:

- Sketchley Orchard
- Orchard Close
- Sketchley Hill Orchard

However, there is an existing “Orchard Close” in Burbage, so that name would not be acceptable.

I would be most grateful if you could bring this matter to the attention of the parish council, and let me know their suggestions – along with a brief explanation for why a name has been suggested.

There are some guidance notes available on our web site relating to naming conventions:

[https://www.hinckley-bosworth.gov.uk/info/513/street\\_naming\\_and\\_numbering/666/naming\\_conventions](https://www.hinckley-bosworth.gov.uk/info/513/street_naming_and_numbering/666/naming_conventions)

I would be most grateful if you could indicate when this matter might be discussed.

Regards

**Gary Mackie**

ICT & SNN Officer

<u>Premises</u>	<u>Applicant &amp; Tele Num:</u>	<u>Date Received</u>	<u>Event Dates</u>	<u>Times &amp; Licensable Activity</u>
Hastings High School St Catherines Close Burbage Leicestershire LE10 2QD	██████████ ██████████	07.10.2024	03.11.2024	Christmas Fayre  Sale of Alcohol 10.00-14.00

**ITEM ELEVEN - THE FAIRWAY CENTRE**

<u>Premises</u>	<u>Applicant &amp; Tele Num:</u>	<u>Date Received</u>	<u>Event Dates</u>	<u>Times &amp; Licensable Activity</u>
The Fairway Centre 13 Coventry Road Burbage Leicestershire LE10 2HL	██████████ ██████████████████	26.09.2024	29-30.11.2024	Burbage Christmas Lights Switch On  Sale of Alcohol 12.00-01.00