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

14th August 2024

To: **Members of the Planning Committee**

Cllr I Ashton	Cllr M Lynch
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

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 19TH AUGUST 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 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 19TH AUGUST 2024

1. To receive apologies for absence – Cllr Mr N Robinson
2. To receive members' declarations of interest
3. To consider the minutes of the meeting held Monday 5th August 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. Applications having been approved

24/00629/HOU Stretton Pines Wolvey Road – Single storey side extension, including the demolition of existing garage

24/00579/HOU 19 Pennant Road – Conversion of garage to habitable accommodation with link extension, covered transfer canopy/porch and external pergola to rear garden and alteration to dwelling

24/00505/FUL Hastings High School St Catherine's Close – Replace existing chain linked fencing with mesh security fencing

24/00389/FUL Hansom Cab Brookfield Road – New entrance porch, garden room, pergolas, timber cladding, window awnings, hard surfaces and other associated works

7. Review of applications received

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

[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

[24/00756/FUL](#) Hansom Cab - Creation of new access and reconfigured car park

[24/00741/FUL](#) Lychgate House Farm Lychgate Lane - Proposed 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))

[24/00743/FUL](#) 52 Coventry Road - Change of use from residential to office

[24/00729/DISCON](#) 21 Sapcote Road - Application to discharge conditions 3 (materials) and 6 (landscaping) for planning application 23/00135/FUL

[2024/TPO/0090/LCC](#) 2 Manor Way – Works to trees

8. To receive Working Party and Task & Finish Group reports
National Rail Freight Interchange
9. To confirm date and time of next Planning Committee meeting

MINUTES OF A MEETING OF THE PLANNING COMMITTEEHELD ON MONDAY 5TH AUGUST 2024 AT 6.30PMBURBAGE MILLENNIUM HALL

Present: Mr S Attenborough, Mrs A Hall, Mr K Lynch, Mrs M Lynch (Chairman), Mr N Robinson, Mr R Turner, Mr B Walker

In attendance: R Parrish (Administration Officer)

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

60. APOLOGIES FOR ABSENCE

Apologies had been received from Cllr Mr R Hoelmer and Cllr Ms I Ashton and were noted.

61. MEMBERS' DECLARATIONS OF INTEREST

Cllrs Mr Lynch and Mr Walker, as members of Hinckley & Bosworth Borough Council Planning Committee, declared they would not vote on HBBC items on this agenda, reserving their right to vote later in the local planning process.

62. MINUTES OF MEETING HELD MONDAY 22ND JULY 2024

The minutes of the meeting held Monday 22nd July 2024 had been circulated to all Members and were considered. Proposed by Cllr Mr Robinson, seconded by Cllr Mr Walker and agreed by show of hands, it was

RESOLVED - that the minutes of the meeting held 22nd July 2024 be approved and signed by the Chairman.

63. MATTERS ARISING

- a) It was noted that application 23/01023/HYB Construction of Motorway Service Area, Land east of Stretton Croft, Wolvey Road, which was to have been considered at a meeting of HBBC's Planning Committee on 30th July 2024, was not considered at that meeting and that a new date for its consideration was to be advised.
- b) It was noted that permission has been granted for application 22/00739/FUL Solar Farm, associated equipment, infrastructure and ancillary works – Land north and south of Lychgate Lane. The Chairman noted that all the points of concern that had been raised by this Committee had been addressed in the decision notice.

64. PUBLIC QUESTIONS & COMMENTS

There were no members of public present.

65. APPLICATIONS HAVING BEEN APPROVED

24/00641/HOU	74 Sketchley Road – Single storey rear extension to replace conservatory
24/00457/HOU	22 Greenmoor Road – Single storey front extension to garage and dropped kerbs
24/00427/HOU	168 Wolvey Road – Single storey rear extension to replace existing conservatory, front porch, first floor extension and conversion of loft space with dormer
24/00179/REM	Land opposite Spring Acre Lychgate Lane – Application for approval of Reserved Matters (relating to Layout, Scale, Appearance, and Landscaping) of appeal decision APP/K2420/W/23/3321670 (outline planning application 22/00192/OUT) for the provision of 79 dwellings, car parking, open space, children's play area and associated infrastructure
24/00570/TPO	7 Pike Close – T2 Sycamore tree – Crown reduction by 30% of the foliage, and reduction of the canopy by approximately 2.00 metres. T3 - Oak tree - Reduction in spread towards the dwelling by approximately 2.00 metres.
24/00552/HOU	12 Colts Close – Single storey rear extension and front porch

66. APPLICATIONS HAVING BEEN DECIDED

24/00630/C	Hastings High School St Catherines Close – Non-material amendment. The approved scheme was designed to achieve finished floor level at 128.700 at datum. The revised proposal is for finished floor floor level at 128.050. A reduction of 650mm of overall building height from ground level. The additional amendment includes moving car park about 2m away from Maths block and new fencing around car park to be at 2.4m
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67. APPLICATIONS HAVING BEEN WITHDRAWN

24/00572/TPO	33 Westminster Drive – T1 Horse chestnut tree – Fell
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68. REVIEW OF APPLICATIONS RECEIVED[24/00701/HOU](#)

4 Rectory Mews - Single storey side and rear extension

Members did not object to the application but raised concerns about the proximity of trees in the neighbouring property and wished to be assured that the rootballs of any trees falling within the proposed development zone would be properly protected during any construction work.

[24/00717/HHGDO](#)

113 Featherston Drive - Single storey rear extension measuring 4.2m in depth, 3.8m at ridge height and 2.8m at eaves height

No objections

[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

No objections

[24/00680/HOU](#)

Archer Cottage Church Street - Replacement of 4 windows to front elevation and 1 to the rear and alterations to 1 window fitting

No objections

[24/00698/TPO](#)

44 Cardinal Drive - T1 - Lime tree - 9.00 metre reduction and a crown lift, and thinning out branches to help tree growth

Members would support the recommendation of the Borough tree officer but could see no reason to carry out such works to a healthy tree.

[2024/TPO/0084/LCC](#)

33 Westminster Drive – Mature horse chestnut tree T1 fell

[Previously considered as HBBC application 24/00572/TPO]

As this Committee has made clear previously, Members strongly object to the felling of a healthy tree, however, they would not object to appropriate work to the tree being carried out, based on the recommendation of an appropriate tree officer.

69. WORKING PARTY REPORTSNational Rail Freight Interchange

No meeting had been held. The Chairman drew Members' attention to a letter sent from the Borough Council leader to the new Secretary of State for Transport in connection with the NRFI proposals, which had been previously circulated to all Members.

70. DATE & TIME OF NEXT MEETING

The next meeting of the Planning Committee was scheduled to be held at Millennium Hall on Monday 19th August 2024 at 6.30pm.

There being no further business, the meeting was closed at 6.56pm