

PLANNING COMMITTEE

Minutes of Committee Meeting held on 04.09.23.

Present: Pat Crane, Nic Lockley, Colin Oakes (Chair)

Apologies: Bobbie Treadwell

In attendance: 6 parishioners

1. **Minutes:** of the meeting held on 7th August 2023 were agreed & signed.

2. **Planning Applications:** *16th August – 4th September*

1. **Ref:** 23/00785/FUL Park House Farm, Leicester Lane, Desford
Details: Construction of manure and slurry stores with associated landscaping and other works
Decision: no objections
2. **Ref:** 23/00804/OUT 4 Polebrook Mews, Spinney Drive, Botcheston
Details: Outline planning permission for the construction of a single dwelling (All matters reserved – access only). Resubmission 22/00619/OUT.
Decision: no objections
3. **Ref:** 23/00711/FUL The Blue Bell Inn, 39 High Street, Desford
Details: Change of use from cafe (Class E(b)) and residential (Class C3) to convenience food store (Class E(a)). Construction of two storey side extension, two-storey and single storey rear extensions (following the demolition of existing single-storey element to rear of 37 High Street/2A Main Street and store to rear of public house) with associated car parking, landscaping and other works.
Decision: after much discussion it was resolved to recommend that the Parish Council object on the grounds of road safety which would be aggravated by the increase in vehicles entering and exiting the car park at a point where visibility is limited when approaching the site from the roundabout. Students walking to & from the Academy would be put at risk if they try to cross the B582 at the entrance, rather than walking to the crossing at the roundabout. We also challenge whether 38 spaces would be sufficient for both pub, shop customers and staff. If permission were to be granted, we suggest that a stucco finish would be more in keeping than red brick in the Conservation Area. The proposed Main Street frontage is also inappropriate for the Conservation Area.
All residents were encouraged to submit their own comments to HBBC and to write to the Borough and County Councillors.
4. **Ref:** 23/00821/TPO 9 Manor Gardens, Desford
Details: T1 sycamore – remove secondary lead overhanging neighbour's property. Reduce spread towards both houses by 1.5m. Raise canopy to 6m. T2 sycamore – reduce spread to south by 3m. T3 sycamore – raise canopy to 6m. Reduce spread towards house by 3m from tips.
Decision: no objections
5. **Ref:** 23/00821/TPO (Re-consultation) 9 Manor Gardens, Desford

Details: T1 - Sycamore - Remove Secondary lead overhanging neighbours' property. Reduce spread towards both houses by 1.5m. Raise canopy to 6m. T3 - Sycamore - Raise canopy to 6m. Reduce spread towards house by 3m from tips.

Decision: no objections

3. Neighbourhood Plan:

- a. We are still awaiting the response from the 3 statutory bodies who have been consulted as part of the SEA.
- b. The draft Plan is ready to proceed to Regulation 14 consultation as soon as the SEA is received.

4. Davidsons: All documents are in place for the Appeal which will start on 12th September for up to 4 days. It may be some time before the outcome is known.

5. Jelsons: The application was unanimously rejected by HBBC planning committee.

6. Griffen: work continues to construct the access road.

7. Owl Homes: the work to correct the access junction and to create the pedestrian access has still not been completed. Cllr P Crane will write to Clare Mellor again.

8. Imposition of 40mph speed limit on Peckleton Lane: The Parish Council welcome the 40mph starting at Peckleton Common, but object to the current 30mph limit being moved northwards, causing greater danger for vehicles and pedestrians using the entrance to Sport in Desford. Residents were encouraged to submit their comments by 6th September.

9. Members Exchange: none.

Date of next meeting: Monday 2nd October at 6.30pm.

Signed: Date: