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Groby Parish Council

Minutes of the Reconvened Meeting of Groby Parish Council held at 7.00 pm on Wednesday 27th April 2005 at the Parish Council Chamber, Leicester Road, Groby.

Cou/453/04-05 Present.

Members: Cllr Hagan (Chairman), Cllrs. Allison, Batty, Beck, Coates, Dickson, Emmerson, Hollick, Jones, Kennard, Marvin, Purves Yarwood and York.

Clerk Mr J H Flower. A member of the Public.

Cou/454/04-05 Apologies for Absence.

Cllrs. Lock and Hodges.

Cou/455/04-05 Declarations of Interest.

Personal interests were declared by:

Cllr. Dickson - Groby Parish Residents Group any items pertaining.

Cllr. Batty - Groby Parish Residents Group.

Cou/456/04-05 Planning Applications

The Chairman stated there were two applications to deal with left over from the Meeting held on the 18th April 2005. However before considering the applications the Chairman the went on to say that he would like to congratulate “Chairman” Batty on this well organised and slick presentation to residents at the Public Meeting at the Brant Inn Monday last; obviously a great deal of work and applied effort had been expended by all involved. Some concerns had been articulated by the Public, and some anxiety on observed comments made by contributors - not Mr Batty - had been expressed in this time of an election. The Chairman concluded by saying that was a matter for other bodies to trouble themselves over, in time and he felt that it was only appropriate that after the Planning Application was duly considered by the Parish Council, that he as Chairman may wish to comment further and mark the situation formally, on the Parish Council’s behalf.

<i>Reference No</i>	<i>Location</i>	<i>Description</i>	<i>Comments</i>
05/00367/FUL	13 Forest View	Extension to dwelling	No objection subject to neighbours not being inconvenienced and there being no other outstanding planning conditions.
05/00366/COU	Allotment Gardens Newtown Linford Lane	Change of use of land to permanent residential for siting of six caravans and three toilet blocks	Vehemently object for the following reasons: <u>Leicestershire, Leicester and Rutland Structure Plan 1996 to 2016.</u> Strategy Policy 2B: Suitability of Land for Development – In considering the suitability of land for development a number of criteria need to be taken into account as set out in the Structure Plan. The Parish Council is of the view that the criteria as set are not adequately met in respect of this application and would particularly draw your attention to (iv) the impact of development on natural resources and environmental and cultural assets and (vii) the

		<p>contribution that development could make towards the strengthening of a local community, supporting local services and meeting local needs, particularly within Rural Centres designated in local plans.</p> <p>Strategy Policy 5: Green Wedges – This application is contrary to the purposes set out for green wedges and does not meet any of the acceptable land uses as set out in the Structure Plan.</p> <p>Strategy Policy 13: The National Forest and Strategy Policy 14: Charnwood Forest – The site of this application is on the boundaries of the National Forest and the Charnwood Forest Policy Area and the proposed development falls outside the provisions considered appropriate for development within the Forest areas as set out in the Structure Plan.</p> <p><u>Rothley Brook Meadows Management Strategy.</u></p> <p>This application is contrary to the Strategy for the Management of the Rothley Brook Meadows Green Wedge. The site is within the management area and within close proximity to Groby Pool and Sheet Hedges Wood SSSIs. The Management Strategy makes reference to the close proximity of these two important local features and the fact that this area of land forms an important corridor with a good network of hedges with individual trees and unsprayed field margins that provide a habitat for wildlife, flora and fauna and allows its movement along the woodland corridor. The proposed change of use for the application site will adversely impact on the management strategy for this area. The Parish Council is also most concerned that the applicant has already removed hedges and cut down trees on the site of these old allotments which have provided a wildlife haven within the Groby Fields Management Area, for many years.</p> <p><u>Hinckley and Bosworth Local Plan.</u></p> <p>Policy NE3 – Green Wedges – This application is quite clearly contrary to the Green Wedge Policy for the area between Groby and Anstey, a designated green wedge, that states the open character of this area will be protected and wherever possible improved. Planning permission will only be granted for agricultural, forestry, sport and recreation, transport routes or mineral uses subject to the criteria as set out in the Local Plan.</p> <p>Policy NE5 – Development in the Open Countryside – This application is clearly contrary to the Development in the Countryside Policy and does not meet any of the criteria.</p> <p>Policy NE6 – Sites of Special Scientific</p>
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		<p>Interest – This Policy clearly states that planning permission will not be given for proposals which would damage SSSIs. The close proximity of the proposed development site to the Groby Pool and Sheet Hedges SSSIs and the intended use of the site make it imperative, in order to protect this important local features, that the proposed development is not allowed to proceed.</p> <p>Policy RE 11 – Residential Mobile Homes – This Policy clearly states that proposals for the development of residential mobile home parks or individual sites will be considered according to the same criteria applied to new dwellings. As such there is no justification for allowing the proposed development on this site.</p> <p>Policy NE 12 – Landscaping Schemes – The application does not comply with this Policy and the applicant has failed to provide the information as set out in a – d of the Policy.</p> <p>Policy T11 – Traffic Impact Assessment – This development, despite being for residential purposes, is by the very nature of the activities of the applicant, likely to generate a significant number of traffic movements to and from the site which will be detrimental to the local traffic situation. No traffic impact assessment has been produced, there are inadequate visibility splays at the junction of the site access onto Newtown Linford Lane, an already busy narrow country lane used by heavy goods traffic to and from the Quarry which will be further exacerbated by the increase in production at the Quarry which is anticipated to increase Quarry traffic by up to 20%. There is also an outstanding consent to the Quarry Operator to construct a new access road to the Quarry, across the front of the proposed site that will when constructed result in a dangerous and close conflict between HGV vehicles entering and leaving the Quarry and lorries, caravans and other vehicles entering and leaving the proposed caravan site.</p> <p>Policy RES13 – Gypsy Caravan Sites – On the assumption that this application is treated as a gypsy caravan site and therefore an exception to Policy NE5 the Parish Council is of the view that none of the criteria as set out on b – f of the Policy are met in respect of this application and therefore it should be refused.</p> <p>Policy NE14 - Protection of Surface Waters and Groundwater Quality – The provision of portaloos is an unacceptable means of providing for sanitation on a permanent site. (PPG23 Planning and Pollution Control) Disposal of foul sewage should, wherever possible, be by connection to a main sewer. The provision of a septic tank where connection to a main sewer is not feasible, will only be considered if ground conditions are satisfactory.</p>
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			<p>The Parish Council has serious concerns over the potential consequences of the proposed method of providing sanitation to the site and that even with the provision of septic tanks there could be the possibility of migration of contamination off the site and into the surrounding watercourses. Furthermore, the Parish Council has serious reservations in respect of the lack of detail in respect of the proposed soakaways for the collection of surface water drainage that may lead to inadequate provision for dealing with surface water and the impact run-off of surface water could have on surrounding watercourses, feeding into Rothley Brook, from contamination that may occur on the site from unauthorised non environmentally friendly business activities.</p> <p>Strategic Objectives 2 & 4 - Sustainable Development - Finally, the Parish Council wishes to draw to your attention to the fact that this development proposal completely fails to meet the Strategic Objectives for Sustainable Development, as clearly set out in the current Plan and upon which the policies and proposals of the Plan are based.</p>
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Cllr. Purves was thanked for producing a briefing paper on Planning Application 05/00366/COU, copies of which were circulated to members at the Meeting.

Resolved unanimously that:

- i) **The Clerk informs Hinckley and Bosworth Borough Council of the Parish Council’s comments on the above application.**
- ii) **In view of the concern locally about Planning Application 05/00366/COU and the impact such a development would have on the local community, Hinckley and Bosworth Borough Council be requested to give serious consideration to the period for comments being extended to enable all members of the local community who wish to comment the opportunity to do so.**
- iii) **Hinckley and Bosworth Borough Council be requested, in view of the importance of Planning Application 05/00366/COU to the local Community, to hold a site meeting prior to any decision being made and all members of the Planning and Regulatory Committee be invited to attend.**

(Cllr. Jones left the Meeting at 7.50 pm during the discussion of the above item of business).

Cou/457/04-05 Date of Next Meeting.

Monday 9th May 2005 at 7.30 pm at the Council Offices

The Meeting closed at 8.08 pm.

Signed.....Date.....
Chairman