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MINUTES OF THE MEETING OF THE PLANNING & TRANSPORTATION COMMITTEE OF ASHBY de la ZOUCH TOWN COUNCIL HELD IN THE COUNCIL CHAMBER AT LEGION HOUSE, SOUTH STREET, ASHBY de la ZOUCH, LEICESTERSHIRE LE65 1BQ AT 6.30PM ON MONDAY 28th MARCH 2022.

## 377. PRESENT.

Members: Councillor S.J Hoult (Chairman).

 Councillors G. Allman, M. Ball, R. Bayliss, D. Bigby, D. Harrison, D.J.G. Jones, Mrs R. Manning and Mrs A. Wilson.

Observing: Councillor Mrs G. Hoult.

Officers: Mel Mitchell – Deputy Town Clerk.

## 378. APOLOGIES FOR ABSENCE.

There were apologies received from Councillor Mrs M. Tuckey, Councillor Dr. B. Kneale and Councillor J. Deakin.

These were received and noted by the Town Council.

## 379. PUBLIC PARTICIPATION SESSION.

There were eight members of the public present at Legion House. There were three members of the public observing via ‘Zoom’.

All questions and comments raised were regarding agenda item 6, ‘Planning Applications’, Item No.1 – 20/01662/REMM – Money Hill Site, North of Nottingham Road, Ashby’.

There were two representatives from the Money Hill development who gave an update on the reserved matters planning application. They explained that, as per the Town Council’s comments, the connection to Ivanhoe School would be 3m to allow for cycles. They have amended the plans to reroute the cycleway/footpath so that PROW 090 is no longer used. They have brought forward the construction of the first ten houses to allow money to be released as per the Town Council’s request. They have submitted amendments to the reserved conditions so an additional planning application should be received by the Town Council shortly. They explained that this was just a matter of wording regarding the demolition of three and five Nottingham Road as they want to carry this out during the school holidays to minimise any disruption.

A member of the public presented four issues that he required clarification on:

* the timetable for information and consultations on the distribution of housing numbers, estimates of traffic movements, other community impacts and associated community facility and service requirements for the areas not covered by this planning application.
* Employment land between the Smisby roundabout and Cliftonthorpe should be utilised to provide much needed community care and meeting facilities to complement the children’s nursery, veterinary surgery and Estate Agent situated immediately on employment land on the other side of Smisby road.
* Additional protective landscaping is essential around Cliftonthorpe residences.
* The impact of increased highway developments and traffic flows on noise levels and access to Cliftonthorpe by road and on foot over the bypass are real concerns.

The Money Hill representatives explained that it was difficult to answer these questions as that part of the development has not been planned out. Planning policy states that the developers must make safe and suitable access to routes etc. Progression is on hold at the moment because the water treatment facility is at capacity. They expected it would be at least three years before an outline planning application is submitted for this part of the Money Hill development plan.

A member of the public asked if access to the North side of the development came under the developer’s agreement. The representatives confirmed this was the case and it would be looked at during phase two of the development.

The member of public requested that earlier communication is supplied to the people of Cliftonthorpe to which the representatives of the developers agreed.

## 380. DECLARATIONS OF INTEREST.

Councillor Bayliss declared a non-pecuniary interest in agenda item 6, ‘Planning Applications’, Item No.11 –22/00354/FUL – Springfields, School Lane, Ashby de la Zouch and agenda item 15, ‘Planning Application Appeal for Land off Lountside, Ashby de la Zouch’ as a Cabinet Member at the District Council.

Councillor Hoult declared a non-pecuniary interest in agenda item 15, ‘Planning Application Appeal for Land off Lountside, Ashby de la Zouch’ as a member of the Planning Committee at the District Council.

Councillor Harrison declared a non-pecuniary interest in agenda item 10, ‘Correspondence Regarding Resident’s Parking Zone’ as he has relatives living in that street. Also, agenda item 15, ‘Planning Application Appeal for Land off Lountside, Ashby de la Zouch’ as he spoke on this matter at the NWLDC planning meeting.

## 381. REQUESTS FOR DISPENSATIONS.

There were no requests for dispensation.

## 382. MINUTES OF PREVIOUS MEETINGS.

On the motion of Councillor Ball, seconded by Councillor Mrs R. Manning,

**RESOLVED:** that the minutes of the meeting of the Committee held on Monday 21st February 2022 be approved as a correct record and signed by the Chairman.

## 383. PLANNING APPLICATIONS.

There was much discussion regarding Item No.1 – 20/01662/REMM – Money Hill Site, North of Nottingham Road, Ashby’.

Councillors were concerned that the new three metre cycleway ends at the boundary of the developer owned land. The continuation of the route to North Street is the responsibility of the County Council. The developers have agreed to provide funds, as stated in the S106 agreement, for the County Council to complete. Councillor Bigby commented that planners at the District Council had advised him that the County Council have had no discussions with them with regards to extending the footpath/cycleway and have said that they wouldn’t engage until financial contributions have been made.

Councillor Bigby expressed concern that access to North Street via Wainwright’s Yard comes onto North Street as a one-way road meaning children cycling to school will be accessing the street the wrong way. A better solution would be an access point into the school.

Councillor Ball expressed concern it would be no easy task getting through to the current landowners and that £30k is unlikely to be a sufficient amount of money to construct the footpath etc. The representative from the developers explained that the s106 figures have been worked out rigorously and were surprised to hear that there has been no engagement from the County Council.

On the motion of Councillor Ball, seconded by Councillor Bigby,

**RESOLVED:** Toobject to this planning application as the continuation of the three-metre cycleway/footpath through Wainwright’s yard, or an alternative route, has not been planned and agreed. Until the Town Council receives confirmation that the three metre cycleway/footpath will continue beyond the developer owned land, as per the original master plan, it will continue to object to this planning application.

On the motion of Councillor Ball, seconded by Councillor Mrs R. Manning,

**RESOLVED:** that the applications from the Local Planning Authority are received and replies to consultations made as shown attached.

## 384. PLANNING DECISIONS.

On the motion of Councillor Bayliss, seconded by Councillor Ball,

**RESOLVED:** that the decisions from the Local Planning Authority as shown attached are received.

## 385. PAYMENT OF ACCOUNTS.

The Deputy Town Clerk presented the accounts for payment for approval by the Committee.

On the motion of Councillor Ball, seconded by Councillor Bayliss,

**RESOLVED:** accounts in the sum of £42,779.14 be approved for payment as shown attached.

## 386. CORRESPONDENCE REGARDING RESIDENTS’ PARKING ZONE.

The Deputy Town Clerk presented correspondence regarding the residents’ parking zone on Lower Church Street and North Street. This was received and noted by the Committee.

**387. CORRESPONDENCE REGARDING TOWN CENTRE CAR PARKING.**

The Deputy Town Clerk presented correspondence between the Town Council and the District Council regarding town centre parking.

This was received and noted by the Committee.

## 388. CYCLING AND WALKING STRATEGY.

The Deputy Town Clerk presented the draft ‘Ashby de la Zouch Cycling and Walking Strategy’. Councillor Hoult commended Councillor’s Ball, Bayliss and Bigby on the strategy and also stated that he had received correspondence from District Councillor Ray Morris that his parish at Breedon on the Hill had received funding to carry out a feasibility study regarding a cycling route through Worthington.

On the motion of Councillor Jones, seconded by Councillor Bayliss,

**RESOLVED:** that the Ashby de la Zouch Cycle and Walking Strategy be approved and presented to the District and County Councils for inclusion into the Local and County Plans.

## 389. PLANNING APPLICATION APPEAL FOR LAND OFF LOUNTSIDE, ASHBY DE LA ZOUCH.

Councillor Harrison enquired if agenda item 15, ‘Planning Application for Land off Lountside, Ashby de la Zouch’ could be brought forward as he needed to leave the meeting. The Chairman permitted this. The Deputy Town Clerk presented details of an appeal for planning application 21/00471/REMM. Councillor Harrison asked if the Committee was going to write to the Inspector to point out that this is not the same application that the Planning Officer put forward, there is likely to be over 5000 HGVs each week and that the area is open countryside, not employment land. The Deputy Town Clerk agreed to write to the Inspector on behalf of the Town Council.

At the end of this agenda item Councillor Harrison left the meeting.

## 390. BLACKFORDBY NEIGHBOURHOOD PLAN REFERENDUM.

The Deputy Town Clerk presented details of the Blackfordby Neighbourhood Referendum. The voting will be taking place on Thursday 7th April 2022.

This was received and noted by the Committee.

## 391. RESOURSES AND WASTE STRATEGY FOR LEICESTERSHIRE CONSULTATION.

The Deputy Town Clerk presented the ‘Resources and Waste Strategy for Leicestershire’ consultation document.

This was received and noted by the Committee.

## 392. PLANNING APPLICATION APPEAL FOR WHITEGATE STABLES, COLEORTON LANE, PACKINGTON.

The Deputy Town Clerk presented details of an appeal for planning application 21/01062/FULM – Whitegate Stables, Coleorton Lane, Packington.

This was received and noted by the Committee.

## 393. LEICESTERSHIRE COUNTY COUNCIL HIGHWAY FUND.

The Deputy Town Clerk presented details of purchases made against the County Council Highway Fund. She explained that, unlike many other parishes around Leicestershire, the bulk had been spent as the applications had been predominately on Town Council owned land. Other than the street furniture for Fenton Avenue, no licences were required. She explained that licences are taking up to two years to receive from the County Council.

Councillor Bigby asked if the fund was going to be repeated and, if so, whether vehicle automated speed signs could be purchased for the Marlborough Estate.

The Deputy Town Clerk replied that she believed the Highway Fund would be available at some point this year but had not received any firm clarification as yet.

## 394. LOCAL BUS SERVICE NOTIFICATION.

The Deputy Town Clerk presented correspondence from LCC regarding changes to local bus service Arriva 29/29A – Coalville – Swannington.

This was received and noted by the Committee.

## 395. CORRESPONDENCE RELATING TO ROYAL HOTEL PLANNING APPLICATION.

The Deputy Town Clerk presented correspondence received from NWLDC regarding planning application 19/01782/FULM – Royal Hotel.

This was received and noted by the Committee.

## 396. TREE PRESERVATION ORDER.

The Deputy Town Clerk presented details of a tree preservation order for land at the junction of Hepworth Road and Bridleway, Blackfordby.

This was received and noted by the Committee.

## 397. ADVANCE NOTICE OF A TEMPORARY TRAFFIC REGULATION ORDER.

The Deputy Town Clerk presented details of a temporary traffic regulation order for A511 Ashby Bypass, Discovery Way, Nottingham Road and Wood Street, Ashby de la Zouch commencing 10th April 2022.

This was received and noted by the Committee.

## 398. ADVANCE NOTICE OF A TEMPORARY TRAFFIC REGULATION ORDER.

The Deputy Town Clerk presented details of a temporary traffic regulation order for Willesley Woodside, Ashby de la Zouch between Ashby Road (Measham) and Bridleway P8 commencing 3rd May 2022.

This was received and noted by the Committee.

## 399. ADVANCE NOTICE OF A TEMPORARY TRAFFIC REGULATION ORDER.

The Deputy Town Clerk presented details of a temporary traffic regulation order for Footpath from Ashby Bypass to Footpath Bridleway O92 commencing 11th April 2022.

This was received and noted by the Committee.

## 400. ADVANCE NOTICE OF A TEMPORARY TRAFFIC REGULATION ORDER.

The Deputy Town Clerk presented details of a temporary traffic regulation order for Grange Close, Ashby de la Zouch on 31st May 2022.

This was received and noted by the Committee.

## 401. ADVANCE NOTICE OF A TEMPORARY TRAFFIC REGULATION ORDER.

The Deputy Town Clerk presented details of a temporary traffic regulation order for Boothorpe Lane, Blackfordby on 30th May 2022.

This was received and noted by the Committee.

## 402. ADVANCE NOTICE OF A TEMPORARY TRAFFIC REGULATION ORDER.

The Deputy Town Clerk presented details of a temporary traffic regulation order for Coleorton Lane, Packington commencing on 13th June 2022.

This was received and noted by the Committee.

## 403. ADVANCE NOTICE OF A TEMPORARY TRAFFIC REGULATION ORDER.

The Deputy Town Clerk presented details of a temporary traffic regulation order for Brook Street, Ashby de la Zouch commencing on 20th June 2022.

This was received and noted by the Committee.

## 404. EXTENSION TO TEMPORARY TRAFFIC REGULATION ORDER.

The Deputy Town Clerk presented details of a temporary traffic regulation order for Footpath P12, Blackfordby for a further twelve months.

This was received and noted by the Committee.

The Chairman closed the meeting at 8.12pm

CHAIRMAN\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ DATE \_\_\_\_\_\_\_\_

**PLANNING APPLICATIONS – 28TH MARCH 2022**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| No. | App. No. | Address | Nature of application | Remarks |
| 1 | 20/01662/REMM | Money Hill Site North Of Nottingham Road And South Of A511 Ashby De La Zouch | Erection of 605 dwellings, construction of car park and internal access roads and formation of public open spaces (reserved matters to outline planning permission ref. 15/00512/OUTM) | Object - continuation of the 3m cycleway/footpath through Wainwrights yard, or an alternative route, has not been planned and agreed. Members have been advised by District Council that no discussions have yet taken place with County Council re. extension of current footpath to a cycleway. Apparently, County Council have stated it will not enter into discussions until financial contributions have been received. This is not acceptable to Town Council - it needs tacit assurances that the cycleway/footpath will continue onto North Street - either through Wainwrights Yard or an alternative route - as per original master plan. As plan currently stands the 3m cycleway/footpath ends at the kissing gate by Machin's Business Centre, then continues as a footpath through Wainwrights Yard. This is completely preposterous - meaning cyclists will have to turn back round or carry their cycles over a kissing gate. The path will also not be wide enough for cyclists and pedestrians. Developers have already stated that they are prepared to release funds earlier than originally intended so that the County Council can complete the section of cycleway that is not on developer owned land but, as no plans or dialogue are in place to construct this, it seems highly unlikely to happen. Until the Town Council receives confirmation that the 3m cycleway will continue beyond the developer owned land, as per the original master plan, it will continue to object to this planning application. |
| 2 | 22/00123/LBC | Zamani Restaurant 11 Rushtons Yard Market Street, Ashby de la Zouch | External and internal alterations including alterations to ducting and vents | No objections |
| 3 | 22/00207/TCA | Methodist Church Main Street Blackfordby Derby | Felling of 15no. Leyland cypress (Unprotected tree in a conservation area) | No objections |
| 4 | 22/00219/FUL | Braehead Prior Park Lane, Ashby de la Zouch | Proposed demolition of existing garage and construction of new detached garage with annexe over and new roof lights to dwelling | No objections |
| 5 | 22/00269/FUL | 53 Lower Packington Road, Ashby de la Zouch | Removal of existing single storey conservatory and the erection of a two storey and single storey rear extension. Additional and replacement glazing and doors to the front and side elevation | No objections |
| 6 | 22/00273/FUL | 11 Paris Close, Ashby de la Zouch | Erection of a single storey rear conservatory | No objections |
| 7 | 22/00062/FUL | TruNet House Norman Court, Ashby de la Zouch | Siting of a modular building for use for storage and distribution in connection with online reusable nappies business | Object - the proposed building design and visual appearance is not in keeping with the surrounding area. |
| 8 | 22/00304/FUL | 45 Nottingham Road, Ashby de la Zouch | Erection of a detached outbuilding to the rear of the garden to include a home office and workshop | No objections |
| 9 | 22/00316/FUL | 1 Windmill Close, Ashby de la Zouch | Erection of a single storey front extension | No objections |
| 10 | 22/00348/ADC | Nottingham Road, Ashby de la Zouch | Installation of 2 no. non-illuminated totem signs | No objections |
| 11 | 22/00354/FUL | Springfields School Lane, Ashby de la Zouch | Continued use of part of extra care facility as a cafe/bistro, hair salon and community space open to members of the public and for use ancillary to the extra care facility | No objections |
| 12 | 22/00357/FUL | The Fields Strawberry Lane Blackfordby Swadlincote | Demolition of existing house and outbuildings and erection of a new dwelling and associated garage | No objections - providing that providing that it remains a residential dwelling. Concerns have been expressed from villagers that the site is being used for the general storage of equipment, building materials etc to support the landowner's trade and looks very unsightly. |
| 13 | 22/00360/FUL | 2 Willesley Close, Ashby de la Zouch | Erection of two storey side and rear extension | No objections |
| 14 | 22/00382/PNA | Land At Oak Tree Meadow Lower Packington Road, Ashby de la Zouch | Prior approval notification for change of use of an agricultural building to form one dwelling | No objections |
| 15 | 22/00388/CLP | 93 Butt Lane Blackfordby Swadlincote Derby | Certificate of lawful proposed development for the erection of a single storey rear extension | No objections |
| 16 | 22/00468/LBC | 52 Wood Street, Ashby de la Zouch | Removal of internal wall on ground floor; alteration to front door | No objections |

**PLANNING DECISIONS – 28TH MARCH 2022**

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| --- | --- | --- | --- | --- | --- |
| No. | App. No. | Address | Nature of application | Remarks of Committee | Decision of LPA |
| 1 | 21/01773/FUL | Ashby de la Zouch Castle, South Street, Ashby de la Zouch | Installation of railings at Great Tower tunnel entrance and replacement of gates and fencing on western boundary | No objections | Granted |
| 2 | 21/02276/FUL | 67 Wood Street, Ashby de la Zouch | Erection of a first floor rear extension over the existing single storey rear extension | No objections | Granted |
| 3 | 21/02363/FUL | 1 Willesley Close, Ashby de la Zouch | Removal of existing canopy to main entrance and erection of single storey front and side extension | No objections | Granted |
| 4 | 21/00681/FULM | Holywell Spring Farm Burton Road, Ashby de la Zouch | Erection of 1 dwelling (plot 405) and substitution of 69 house types to plots 51 to 94, 154 to 157, 184 to 185, 323 to 340 and 404 associated with reserved matters application references 15/00738/REMM, 16/01069/REMM and 17/00511/REMM | No objections | Granted |
| 5 | 22/00078/TCA | Bath Grounds South Street, Ashby de la Zouch | Felling of Beech T117 and crown reduction of Beech T133 | No comments as NWLDC awaiting results of resistograph survey | Report states that T117 will undergo crown work and further monitoring |
| 6 | 21/02176/FUL | 6 Mill Farm Lane, Ashby de la Zouch | Erection of ground and first floor extensions including alterations to existing gable wall | No objections | Granted |

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