

### Groby Parish Council Planning & Development Committee

Minutes of the meeting of the **Planning and Development Committee** of the above-named Parish held in the Council Office, Groby Village Hall, Leicester Road, Groby, Leicester on **Wednesday 10<sup>th</sup> January 2024 at 7pm**

**Councillors Present:** Cllr C Mullins (Chair) Cllr S Beck Cllr D Hyde  
Cllr G Richardson Cllr L Trivett Cllr C York  
Cllr C Lincoln (ex-officio)

**Also Present:** Parish Clerk  
Members of the Public - 3

#### **PI&Dev/059/23-24 Apologies for Absence and to Record Absences**

Apologies for absence were received and accepted from Cllr N Jones.

#### **PI&Dev/060/23-24 To receive any disclosure of interests from members to any matter pertaining to the agenda and to receive requests for dispensations.**

Cllr Mullins declared a pecuniary interest in agenda item 6b - Planning Application 23/00173/FUL due to his neighbouring property.

#### **PI&Dev/061/23-24 Minutes of the meeting held on Thursday 30<sup>th</sup> November 2023**

It was **RESOLVED** the minutes of the meeting held Thursday 30<sup>th</sup> November 2023 be approved as an accurate record of the meeting and be duly signed by the Chairman. Cllrs Hyde and Richardson abstained.

#### **PI&Dev/062/23-24 Public Participation**

Three members of the public present voiced their strong objection to Planning Application 23/00173/FUL and stated their concerns regarding: the loss of 9 trees; being part of a conservation area; proposed dwelling would be next to a listed building and would change the street scene; loss of green space which forms part of the biodiversity of the area – many different species of wildlife have been seen feeding off the land; misleading information on the application form; access and highways issues due to being on the brow of a hill with double yellow lines and already high volumes of traffic.

The Chair thanked the members of the public for their representations and re-ordered the agenda.

Cllr Mullins recused himself from the meeting due to his pecuniary interest.

It was **RESOLVED** for Cllr Hyde to Chair the meeting from this point.

#### **PI&Dev/064/23-24 Planning Applications**

- b) 23/01173/FUL - Land adjacent to 22 Rookery Lane, Groby, Leicestershire**  
Construction of two-bedroom dwelling

The Committee reviewed the application, and it was **NOTED** that Planning Permission for a similar dwelling on the same site had previously been rejected and dismissed at appeal.

It was **RESOLVED** to strongly object to Planning Application 23/01173/FUL Land adjacent to 22 Rookery Lane, to propose to HBBC that the application be refused, and to make the following representations:

- The proposed construction of a two-bedroom dwelling is considered an overdevelopment of the site and would have a detrimental and overbearing impact on the street scene which is part of a conservation area.
- Proposed construction would require the felling of trees on a green space. The green space is not of insignificance, and the proposed felling of trees would have a detrimental effect on wildlife, habitats and the overall biodiversity of the area.
- Hinckley & Bosworth Borough Council have declared a biodiversity emergency and therefore the detrimental effect on wildlife, habitats and biodiversity of this area is of even more importance. Due to the significant harm to biodiversity which we believe would arise from this proposed development, this adversely challenges Section 15 (paragraphs 180 to 194) of the National Planning Policy Framework - Conserving and enhancing the natural environment.
- The proposed dwelling is immediately adjacent to the doctors' surgery, 26 Rookery Lane, which is a Grade II listed building. Any major earthworks near to the ancient foundations of number 26 could cause damage to this property.
- Highways / parking issues with the proposed construction. The road is already heavily congested with the adjacent doctors surgery and nearby industrial units and double yellow lines on Rookery Lane mean that street parking is not a viable option.
- Neither the telegraph pole and wires which are situated above the site, nor the streetlight situated directly in front of the site are mentioned in the application which gives cause for concern. The streetlight's position in relation to the proposed plans of the dwelling would be directly in front of the upstairs window.
- The applicant acknowledges the historic refusal of planning permission on this site stating that circumstances have since changed. The Committee do not agree with this statement and would argue that there has been no material change to the significant issues which were identified with the previous application, and which led to it being refused, and to the appeal being dismissed. The Committee believe that the reasons on which the refusal was based are all still valid and relevant to this application.

CLlr Mullins rejoins the meeting and takes over the Chair

**PI&Dev/063/23-24      Correspondence**

Correspondence from Charnwood Borough Council had been received detailing the Charnwood Local Plan Examination Hearing Sessions taking place in February 2024 and this was read out. It was **AGREED** to circulate the correspondence to all Committee members for their information.

**PI&Dev/064/23-24      Planning Applications**

- a)      **23/01167/HOU** - 250 Leicester Road, Field Head, Markfield. Leicestershire. LE67 9RG  
Single storey rear extension

The committee reviewed the application and **RESOLVED** that they had no objections.

**PI&Dev/065/23-24      To discuss and consider any further Planning Applications received since publication of the agenda.**

No further applications had been received since the publication of the agenda.

**PI&Dev/066/23-24      Date of next meeting**

The date of the next meeting is to be held on Thursday 1<sup>st</sup> February 2024.

The meeting closed at 7.50pm

Signed \_\_\_\_\_  
Chairman

Date \_\_\_\_\_