

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 **Thursday 29th February 2024 at 7pm**

Councillors Present: Cllr C Mullins Cllr D Hyde Cllr C York
Cllr S Beck

Also Present: Deputy Clerk
Cllr T Hollick
Member of the Public - 1

PI&Dev/075/23-24 Apologies for Absence and to Record Absences

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

PI&Dev/076/23-24 To receive any disclosure of interests from members to any matter pertaining to the agenda and to receive requests for dispensations.

Cllr Mullins declared an interest in planning application 24/00122/LBC & 24/00121/FUL as a neighbour.

PI&Dev/077/23-24 Minutes of the meetings held on Wednesday 10th January 2024 and Tuesday 30th January 2024

It was **RESOLVED** the minutes of the meetings held Wednesday 10th January 2024 and Tuesday 30th January 2024 be approved as an accurate record of the meeting and be duly signed by the Chairman.

PI&Dev/078/23-24 Public Participation

There was none.

PI&Dev/079/23-24 Correspondence

- To discuss and consider a response to planning application 12/00295/OUT (Re-consultation). Barwell Sustainable Urban Extension (SUE), Land West of Barwell, Ashby Road, Barwell, Leicestershire.
Outline application including access for up to 2,500 new residential dwellings (use class C3), an employment zone for general industrial buildings (use class B2) and storage and distribution warehouses (use class B8) providing up to 24,800 sqm, sports pitches, pavilion building and changing rooms (use class D2), areas of formal and informal open space, children's play areas, landscaping, allotments and public realm works, provision of hydrological attenuation features, pedestrians and cyclists connections, new infrastructure and services as necessary to serve the development and a new community hub area comprising a primary school (use class D1), a local health care facility (use class D2) or, in the alternate, a family public house/restaurant (use class A3/A4) and local retail and commercial units (use class A1, A2, A3, A4 and A5) up to a maximum floor space of 1,000 sqm (EIA development)

It was noted by members of the Planning & Development committee that although the location being outside of the Parish, it was **RESOLVED** to respond and comment as follows:

- With the significant increase in traffic that may be generated by the potential development, concerns were raised regarding potential road closures and diversions off the M1 southbound at junctions 21 & 21a. Traffic would need to exit via the A50 and other surrounding roads, which are already at capacity in the area.

PI&Dev/080/23-24 Planning Applications

- a) **24/00122/LBC & 24/00121/FUL** Stamford Arms, 2 Leicester Road, Groby, Leicester
Extension and alteration to existing public house (Sui generis) and change of use to deli/coffee shop (class E)

The committee reviewed the application and **RESOLVED** to submit the following comments and concerns:

Whilst the Planning & Development committee are not averse in principle to the idea of new facilities within the village, they are concerned that with the proposed 40 covers it is overdevelopment of the site.

With the potential increase in footfall there are further concerns that there will be insufficient parking in an area that already struggles with this issue and increased traffic on a busy/hazardous junction.

There were also concerns that the Stamford Arms may lose its identity as a village public house.

Cllr York voted against.

PI&Dev/081/23-24 To discuss and consider any further Planning Applications received since publication of the agenda.

- b) **24/00178/TCA** (T1) – Apple Tree – Fell, (T10) – Cherry Plum tree – Section Fell
St Philip and St James C of E Parih Church, Markfield Road, Groby

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

- c) **24/00181/HOU** 2 Sycamore Drive, Groby, Leicester. LE6 0EW
Single storey side extension and a new rear garden 1800mm, close boarded side fence

The Planning & Development Committee reviewed the application and had no objections to the single storey extension but raised the following concerns regarding the erection of close-boarded side fence:

- The location and position of the proposed new fence so close to the pavement will impair the visibility splay of the neighbouring property exiting onto Pymm Ley Lane.
- Loss of vegetation with the removal of the hedge and existing fence.
- It was noted that a previous application to erect a boundary wall at this property was refused.

PI&Dev/082/23-24 Date of next meeting

The date of the next meeting is to be advised.

The meeting closed at 8.25pm

Signed _____
Chairman

Date _____