



THURLASTON PARISH COUNCIL

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Minutes of THURLASTON PARISH COUNCIL PLANNING COMMITTEE MEETING Held on Tuesday 1st September 2020, virtually via 'zoom' as published due to COVID-19 and social distancing directives

Present: Cllr Trevor England (Chair) (TE), Cllr Roni Tinsley (RT), Cllr Phil Marshall (PM), Paul Holyman as Chair of the Parish Council (PH), Clerk Elaine Foxon (EF).

Parishioners: 0

01-01/09/20 Apologies

None

02 - 01/09/20 Proposed changes to Planning Laws

Discussion and draft response 'Planning for the future' White Paper published by Robert Jenrick, the Secretary of State for housing, Communities and Local Government.

Utilising NALC consultation coded documents:

PC10-20 Changes to the current planning system

PC11-20 White paper: Planning for the future

PC12-20 Transparency and competition: Data and Land Control

TE gave a general overview of proposals within the 'white paper'

This consultation seeks views on a range of proposed changes to the current planning system including: changes to the standard method for assessing local housing need, securing of First Homes through developer contributions, temporarily lifting the small sites threshold and extending the current Permission in Principle to major development.

To streamline and modernise the planning process, improve outcomes on design and sustainability, reform developer contributions and ensure more land is available for development where it is needed.

Simplifying the role of Local Plans, to focus on identifying land under three categories

- Growth areas suitable for substantial development, and where outline approval for development would be automatically secured for forms and types of development specified in the Plan
- Renewal areas suitable for some development, such as gentle densification; and Protected areas where – as the name suggests – development is restricted. This could halve the time it takes to secure planning permission on larger sites identified in plans. We also want to allow local planning authorities to identify sub-areas in their Growth areas for self- and custom-build homes, so that more people can build their own homes.

The local plan should be the start point for any development in order to keep both development and allocation of the three categories at the forefront of any planning decisions and supported, with local and neighbourhood plans specific to each Parish produced, to ensure accuracy of detail to enable informed decisions relating to planning can be made.

Any targets for future sites and development should be allocated to local/district level to identify suitable sites and also the category.

Efficient housing crucial going forward with enforceable penalties if the efficiency conditions are not met, along with high standards of quality and finish.

Developments based on 'beauty' could be open to misinterpretation as 'beauty is in the eye of the beholder'. Comparables must be drawn from the existing surroundings and environment to ensure continuity in design where ever feasible.

Areas identified for development must also have supporting infrastructure and if this is not currently available, consultations undertaken with the local community, needs identified and accommodated for within the developers plans.

Community infrastructure levy levels should be maintained and where possible increased and allocated/made available to the village/town specific to where the development has been undertaken.

The formula for the percentage of 'Affordable Homes' allocated within developments should be adapted for each area, as needs are very different for each village/town and should not be seen as just opportunities for first time buyers, but also for those wishing to 'down size' which could improve availability on existing, larger properties.

Where planning applications are granted, execution term should be reduced to 18months from permission being granted, instead of the current 3 year to ensure actual commencements of any developments, not just those 'accepted' but no progression or evidence of actual undertaking. Accuracy improved on 'actual' new homes figures and where could then be achieved.

Finally, the interactive technology referred to must be subject to and have vigorous testing at ALL levels with support available and accessibility for all users.

Decision: EF to circulate for review with a decision on submission to made by Full Council at the next Full Council meeting to be held 15th September.

03-01/09/20 Exchange

1) Discussion and collaborated response in relation to:

Ref: 20/0821/VAR, The Paddocks Bungalow Farm Leicester Road Thurlaston

Description:

Variation of condition 2 (plans) and 9 (no. of caravans) imposed on planning permission 16/1478/FUL for Change of use of land to allow siting of 10 static holiday lodges - approved 9.1.2017, to site 3 additional caravans.

Decision: Object

Increase from 5 as per original application to currently sited 10.

Size of site increasing with possible impact to the surrounding environment.

Limited vehicular access on to and off a main 'A' road with speed limit of 60mph.

Visual impact also requires serious consideration if the site extends further. During the autumn/winter months currently very visible.

2) Moat Close junction issues - following receipt of CC Breckon advices that no further progression can or will be made

'The reply from LCC was complete. If a covenant is known then that relates to the property not a footway or road. Covenants properties are private law and civil matters. The Parish would have to challenge if they believed a covenant to exist. LCC would have no jurisdiction or appetite to pursue this. I think so long as the hedge is off the footway then LCC will be happy. I saw the photos showed a neat and well maintained which is good to see.'

Decision: EF to undertake, if possible, search of Land Registry detail for any Covenant detail.

The meeting closed at 8.45pm.

Signed:..... (Chair/Vice Chair) Dated:.....