



**MINUTES OF THE GROBY PARISH COUNCIL
PLANNING & DEVELOPMENT COMMITTEE MEETING
HELD AT THE COUNCIL OFFICES, LEICESTER ROAD, GROBY, LEICESTER
ON 13th AUGUST 2025 at 6:30 pm**

In the absence of Cllr Mullins (Chair of the Committee), Cllr Hyde chaired the meeting

Present: Cllr D Hyde (Vice Chair), Cllr G Richardson and Cllr C York

Also present: Parish Clerk
Members of the Public - 2

PD/015/25-26 APOLOGIES

Apologies were received and accepted from Cllr Mullins. Cllr N Jones was absent.

PD/016/25-26 DECLARATIONS OF INTEREST

Cllr D Hyde declared a non-pecuniary interest in agenda item 5i - 215 Leicester Road.

PD/017/25-26 MINUTES

It was **RESOLVED** that the minutes of the Planning & Development Committee Meeting held on 17th June 2025 be approved and signed as a true record.

PD/018/25-26 PUBLIC PARTICIPATION

A member of the public raised concerns regarding Planning Application 25/00700/FUL for works to the existing access track at 215 Leicester Road, Field Head stating that the application was trying to gloss over Leicestershire County Council's Highways Design Guide and the policy of separation between vehicles and pedestrians. It was also queried whether the applicant was proposing to install a drop barrier as this was not clear on the application.

The member of the public also stated that they felt the proposal for a development of up to 135 dwellings on land South of Jacqueline Road, Field Head should have been on the agenda.

The Committee **AGREED** that although Full Council had met to discuss the application and had engaged the services of a Planning lawyer, it would be worthwhile also discussing at Committee level. This was deferred to the next Planning & Development Committee Meeting.

PD/019/25-26 PLANNING APPLICATIONS

i. The following Planning Applications were considered:

(a) Application Number: 25/00735/HOU

Proposal: Single storey rear extension

Location: 37 Victoria Drive, Groby, LE6 0ED

Committee Comments: **RESOLVED** that the Committee had no objections to the application.

(b) Application Number: 25/00700/FUL

Proposal: Full planning application for works to include, resurfacing and the installation of lighting and CCTV monitoring cameras to the existing access track from Leicester Road to the adjacent land.

Location: 215 Leicester Road, Field Head, Le67 9RF

Committee Comments: It was **NOTED** that part of the land fell under Charnwood Borough Council however Charnwood BC had not notified Groby Parish Council of the separate application. It was **RESOLVED** for the Clerk to write to Charnwood BC to query why no notification had been sent and to request that the 3-week consultation period is re-set.

The application was discussed at length and the main points on which to base the Committee's formal objection were identified as follows:

- Non-compliance with Leicestershire County Council's Highway Design Guide and the policy of separation between vehicles and pedestrians.
- The application states that the minimum width of the access track is 3.2m however the Committee believe this is incorrect and misleading as this has been measured as 2.8m. This falls below the 3.0m minimum for shared pedestrian / cycle paths.
- The requirement to cut back vegetation along the access track will create a loss of biodiversity
- The track is a right of access to 215 Leicester Road and this application represents a material change of use for the property and its residents. The proposal to introduce pedestrian and cycle traffic along this track will interfere with what has previously been uninterrupted vehicular access to the property at 215 Leicester Road.
- Introduction of light columns and CCTV in a rural location will directly impact the adjacent properties causing light pollution and an intrusion of privacy.
- The installation of CCTV along the track would directly overlook the rear garden of 217 Leicester Road. This property has recently received permission from HBBC for a change of use to a small-scale residential home for up to 3 children from the ages of 7 – 18 years (25/00549/CLP). The introduction of CCTV would be a violation of privacy and cause a safeguarding issue.

It was **AGREED** that the application warranted further discussion in order to finalise the Committee's objection for submission to HBBC and this was **DEFERRED** to the next meeting of the Committee.

- (c) **Application Number: 25/00518/FUL**
Proposal: Change of use of a residential flat (C3) to counselling/training rooms (E)(C)(ii) and use outbuildings as counselling rooms and reception area (retrospective)
Location: 9A Lawnwood Road, Groby, LE6 0BH

Due to the meeting's time constraints this application was **DEFERRED** to the next Committee meeting.

- ii. **To discuss and consider any Planning Applications received since publication of the agenda**
Application Number: 25/00751/FUL
Proposal: Erection of a dry storage building
Location: Unit F, G.E. Sensing, Fir Tree Lane, Groby, LE6 0FH

Application 25/00751/FUL had been received since publication of the agenda. Due to the meeting's time constraints consideration of this application was **DEFERRED** to the next Committee meeting.

PD/020/25-26 NEXT MEETING
The date and time of the next meeting to be held on Wednesday 20th August 2025 at 7pm.

The meeting closed at 7.40 p.m.

Signed: Date:
Chair