



Cllr Ben Taylor

# Fosse Highcross Ward Blaby District Councillors Monthly Report

Villages: Aston Flamville, Elmesthorpe, Sapcote, Sharnford and Wigston Parva



Cllr Mike Shirley

May 2024

## Around the District

### ALBERTO COSTA MP WELCOMES £192,647 GOVERNMENT INVESTMENT FOR ENDERBY LEISURE AND GOLF CENTRE



Alberto Costa MP has welcomed the news that Enderby Leisure and Golf Centre will benefit from a £192,647 investment to improve its energy efficiency.

The funding is part of the Swimming Pool Support Fund which has invested £80 million into 442 swimming pools across the country since last year.

The investment for energy efficiency measures at Enderby Leisure and Golf Centre will fund photovoltaic panels, relieving financial pressure by reducing running costs.

## Councillor Activities

During April 2024 there have been many training events, meetings, and social events, attended by one or both of your councillors:

- Vulnerability & Support Awareness – 3<sup>rd</sup>
- Planning Committee – 4<sup>th</sup>
- Sapcote Parish Council – 4<sup>th</sup>
- Training - Audit & Corporate Governance Committee – 9<sup>th</sup>
- Sharnford Parish Council – 18<sup>th</sup>
- Police Beat Surgery, Sapcote – 22<sup>nd</sup>
- Audit & Corporate Governance Committee – 22<sup>nd</sup>
- Sharnford Bacon Buttie – 27<sup>th</sup>
- Joint Consultative Committee – 30<sup>th</sup>

During May there are the following training events, meetings, and social events, that will be attended by one or both of your councillors:

- PCC Election Verification – 2<sup>nd</sup>
- PCC Election Count – 3<sup>rd</sup>
- Grievance & Standards Committee – 7<sup>th</sup>
- Scrutiny Work Programme – 8<sup>th</sup>
- Planning Committee – 9<sup>th</sup>
- Sapcote Parish Council AGM – 9<sup>th</sup>

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- Local Nature Recovery Strategy – 15<sup>th</sup>
- Sharnford Parish Council AGM – 16<sup>th</sup>
- District Council AGM – 21<sup>st</sup>
- Local Plan Briefing – 22<sup>nd</sup>
- Training – Planning Committee – 23<sup>rd</sup>
- Elmesthorpe Parish Council AGM – 23<sup>rd</sup>

Pleased to meet up with our local PCSO 6028 Ryan Keane at Sapcote Library in April where Ryan was holding a beat surgery. Beat surgeries are one of the ways that the police engage with the local community and make sure they are working on the issues that matter the most in our villages. Look out for the next surgery in Fosse Highcross and come along to meet our local officers.



## HNRFI Update – Examination

The Hinckley National Rail Freight Interchange will remain in our monthly reports until the final decision is made by the Secretary of State



### Executive Summary

#### Overview

An application has been made by Tritax Symmetry (formerly DB Symmetry) to the Secretary of State for Transport for a Development Consent Order (DCO). The development is a Nationally Significant Infrastructure Project (NSIP) and is called the Hinckley National Rail Freight Interchange (HNRFI). While the Secretary of State makes the final decision, the

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examination process was administered by the Planning Inspectorate (sometimes referred to as the Examining Authority or the ExA).

The examination has concluded, and the Examining Authority will send the Secretary of State their recommendation report by **12 June 2024**. A decision on the HNRFI application is expected by **12 September 2024**.

All of the Council's examination submissions can be viewed on our planning applications web page by using the HNRFI's dedicated reference [22/3000/HNRFI](#). A full copy of all the examination documents can be found on the [Planning Inspectorate's website](#).

### What is the HNRFI

A strategic rail freight interchange including development within Class B8 (Storage and Distribution), a railport and lorry park, a dedicated road access directly from J2 of the M69, a new highway link between J2 of M69 and B4668/A47 Leicester Road, highway works including the provision of south facing slips (northbound exit/southbound entry) onto the M69 at J2, landscaping and footpath and cycle links. The site is predominantly within the boundary of Blaby District with a section of the new A47 link road within the boundary of Hinckley and Bosworth Borough Council.

### Timeline

- Formal consultation 12 January to 8 April 2022
- Submission 6 February 2023 • Withdrawal 2 March 2023
- Resubmission 17 March 2023
- Acceptance for examination 13 April 2023
- Pre-examination 14 April 2023 to 12 September 2023
- Examination 12 September 2023 to 12 March 2024
- Recommendation by 12 June 2024
- Decision estimated by 12 September 2024

### The Council's objections at examination

In its closing submission to the examination, the Council outlined its key outstanding concerns. It urged the Secretary of State to refuse the application.

The Council contended:

- The true severity of highways impacts, especially at the M1/M69 junction and Narborough level crossing has been poorly assessed so required mitigation is unknown
- The proposal is badly designed and would create major adverse landscape and ecological impacts with the loss of wildlife habitat
- Neighbouring settlements would suffer from unnecessary noise and light pollution
- Expected job creation would not benefit the District as it results in generally low-paid jobs when compared to the District's housing costs
- The suggested socio-economic and climate change benefits do not outweigh the adverse impacts
- There is no guarantee that goods will be brought in by rail rather than by road.

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As promised last month, we are now entering the final stages of our new local plan and will keep you updated with progress.

Blaby District Council and Santander UK are seeking the public's views on a vision for a potential new community in Narborough and Enderby.



The site, called Hayes Gardens, includes Carlton Park, owned by Santander, and Enderby Golf Course. The golf course is primarily owned by Blaby District Council with part of the course being owned by Santander. The site is being proposed for inclusion in the Council's new Local Plan which will be consulted on later this year, and which will guide how the district is developed up until 2041.

If accepted into the Local Plan,

Hayes Gardens could become a sustainable new community with up to 800 homes along with public open space, play areas, community facilities, and park land.

The inclusion of Hayes Gardens in the revised Local Plan would contribute to meeting the district's housing needs. National planning requirements mean the Council is expected to deliver 687 homes a year up to 2036.

Councillor Terry Richardson, Leader of Blaby District Council, said: "Working with Santander we see Hayes Gardens as a model sustainable community. In addition to providing much needed housing, this development will look to provide more publicly accessible green space and biodiversity.

Improved pedestrian, cycling and vehicle access routes could also help ease the long-standing congestion issues in Enderby, particularly around Mill Lane.

"This work is in its early stages, the suitability of the land for housing will need to be confirmed in our new Local Plan process. We are committed to there being extensive public engagement and giving local people every opportunity to express their views."

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Nick Roberts, Head of Property, Santander UK said: “We have been working closely with Colliers to consider options for surplus land at our Carlton Park site. Since 2021, we have consolidated our office space into one of five office buildings on the Campus, letting three of the buildings to tenants, with one remaining building being marketed to let. We want to play our part in supporting the local plan, enabling more housing and contributing to the wider local community in which we operate.”

Independent consultants Meeting Place will be carrying out public engagement, including local drop-in events in May and June, as part of the proposals to include the site in the Local Plan. Details for these events are provided below:

Wednesday 22 May, 2-7pm – Enderby Civic Centre

Tuesday 4 June, 2-7pm – Council Chamber, Blaby District Council

Saturday 15 June, 10am-3pm – Enderby Leisure Centre

If you want further information or have any questions or views, please visit [www.hayesgardens.co.uk](http://www.hayesgardens.co.uk) or call 0800 148 8911.

Over the next six months your district councillors will attend multiple workshops/ meetings as part of the new plan, these include policies and site allocations, leading to a public consultation at the end of the year.

If you do have any queries, please reach out to us.

More details and updates can be found here: <https://www.blaby.gov.uk/planning-and-building/local-plan/new-local-plan/>

## Local Planning Update

### Major Blaby District Planning Applications



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23/0891/FUL – Former Smarties Day Nursery, West Street, Enderby

Erection of 21 dwellings with ancillary car parking, landscaping, drainage and amenity space including demolition of existing nursery buildings

**Application to be considered by Planning Committee on 9<sup>th</sup> May 2024**

24/0143/FUL – Unit D, Optimus Way, Glenfield

Extension to front of existing Geary's Bakery (Class E (g) iii / B2 / B8) for additional bakery production space, together with additional car parking.

**Application to be considered by Planning Committee on 9<sup>th</sup> May 2024**

22/0048/FUL – Land North and South of Lychgate Lane, Aston Flamville

Ground Mounted Photovoltaic Solar Farm with and approximate electrical generating capacity of 20MW.

**Application approved by Planning Committee on 4<sup>th</sup> April 2024**

21/1110/LBC – Land to rear of 27 to 45 Avon Road, Braunstone Town.

Demolition of existing listed building.

**Application was deferred from consideration prior to the meeting on 4<sup>th</sup> April 2024 and agreed to be reported back in due course.**

20/1373/FUL – Land to rear of 27 to 45 Avon Road, Braunstone Town.

Erection of 13 Dwellings.

**Application was deferred from consideration prior to the meeting on 4<sup>th</sup> April 2024 and agreed to be reported back in due course.**

23/0740/FUL – Highfields Farm Enterprise Centre, Huncote Road, Stoney Stanton.

Proposed development comprising the erection of 4 buildings to house 8 industrial/warehouse units (class B2 and B8)

**Application approved by Planning Committee on 4<sup>th</sup> April 2024**

### **Local Minor Planning Applications**

24/0220/HH – Stanley House, Sapcote

Erection of detached garage / workshop with first floor ancillary accommodation, revision to planning permission 19/0303/HH.

24/0230/HH – Bumble Bee Farm Bungalow, Sharnford

Demolition of existing garage and retention of new garage and utility room. Retention of loft conversion, dormer window, Juliet balcony and solar panel array.

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## 24/0290/CLP – Woodfield Stables, Sapcote

Application for a Certificate of Lawfulness (proposed) for the use of the land as a caravan site without limitation.

## 24/0347/VAR – Mill Bank House, Sapcote

Variation of condition 2 attached to planning permission 23/0699/FUL to amend approved plans condition to increase the scale of the replacement dwelling.

## 24/0347/VAR – 128 Sapcote Road, Sapcote

Application to vary condition 3 imposed on application Reference Number: 22/0305/FUL to finish the property in a white silicone render.

### **Local Planning Enforcement Notices**

Address: Mill Bank House, Leicester Road, Sapcote

Nature of Breach: 1. Creation of foundation.

2. Breach of condition relating to permission 23/0699/FUL

### **Notice that a building has become Listed**

Confirmation that the building known as **Milestone at SP49069 93416, Former Ivy House Farm, Leicester Road, Sapcote, Leicestershire situated in Blaby District**, has on 28th February 2024, been included in a list of buildings of special architectural or historic interest compiled and approved by the [ the Secretary of State for Culture, Media and Sport ] under section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).



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