

PARISH OFFICE  
MARKFIELD COMMUNITY & SPORTS CENTRE, MAYFLOWER CLOSE,  
MARKFIELD, LEICS, LE67 9WA

TELEPHONE: 01530 245933  
MOBILE: 07570 561307  
E-MAIL: admin@markfieldpc.org.uk



## MINUTES OF THE PLANNING & HIGHWAYS COMMITTEE

HELD ON 17 JANUARY 2024 AT 7.30 PM IN MARKFIELD LIBRARY

Councillors Present: M Burrows  
B Gannon  
L Norris  
D Sprason

Officers Present: Locum Clerk

Members of the Public: 3 – including Borough Councillor C Harris

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### **37. Apologies**

Apologies were received from Councillor Taylor

### **38. Declarations of Interest**

No interests were declared

### **39. Minutes**

The minutes from 12 December 2023 were approved and signed by the Chairman

### **40. Public Participation**

Representations were made in relation to the care-home specifically the rich environment which is part of the ecological green corridor along the spine of Markfield which runs parallel with the A50, drainage concerns, the increase in traffic, insufficient on-site parking and the impact on the village. An area of potential mitigation was that it was hoped that there would be local employment opportunities.

Further representations were made in respect of and the quarry regarding the lack of permanent monitoring, the increased noise impact especially if the trees are removed and the further erosion of property prices for neighbouring houses. Further concern was voiced when Councillor Sprason said that the quarry application had been decided by Leicestershire County Council.

Councillor Norris arrived at the meeting

### **41. Planning Applications**

- a) 23/01144/FUL – Land off Leicester Road, LE67 9RE - [Construction of a 72 bedroom residential care home \(C2\) and associated solar panel, access, parking and landscaping](#)

### **Objection**

The committee flagged the lack of on-site parking, questioned if the immediate local road network was appropriate and whether it could meet the additional traffic demands. It also voiced concerns in relation to the potential detriment to neighbours from noise caused by shift changes and emergency call-outs. Drainage concerns relating to this strip of land were raised. The committee noted that another consultee had flagged the capacity of the proposed septic tank. The air quality at this site was also not considered to be conducive to a care-home.

This application does not align with Markfield's made Neighbourhood Plan.

Should Charnwood Borough Council be minded to approve this planning application then the Parish Council will make two requests. The first is that section 106 agreements for new community assets and to improve existing community assets for Markfield's older residents are put in place and that the care home provider is encouraged to recruit local staff. Both requests would help strengthen community resilience. Further details of the potential section 106 requests can be made available.

- b) 23/01148/P20ZA – 2 Copt Oak Road, Copt Oak, LE67 9PJ - [Demolition and construction of a new dwellinghouse \(C3\)](#)

### **No Objection**

- c) 2022/E12/0100/LCC – Land at and adjoining Cliffe Hill Quarry, West Lane, Coalville, LE67 1FA - Continuation of mineral operations overburden disposal and ancillary activities at Cliffe Hill Quarry including an easterly extension to Old Cliffe Hill Quarry with new screening landform requiring the relocation of parts of Cliffe Lane, Cliffe Hill Road and Stoney Lane, the demolition of Peak Hayes Farm and 'Sunny Cliffe', the construction of a new access into Old Cliffe Quarry with landscaping, habitat creation and restoration of the quarry void to water - [Planning application 2022/EIA/0100/LCC | Leicestershire County Council \(planning-register.co.uk\)](#)

### **Objection**

Because of the lack of mitigation, permanent monitoring and local resident consultation. The Committee requested that affirmative action on behalf of the Markfield residents most impacted and effected by the quarry works be considered such as permanent air quality, noise monitoring, noise dampening screening as well as regular structural assessments of these properties.

If LCC is minded to approve this application then the Parish Council seeks section 106 funding (or similar) to mitigate the quarry's impact on village life by strengthening

Markfield through the provision of new community assets and to improve existing community assets. Further details can be made available.

- d) 23/01202/CLE – Denbar Lodge Hillside, LE67 9UP - [Lawful Development Certificate for the existing use of concrete area for storage of vehicles and equipment](#)

**No Objection**

- e) 23/01226/FUL – Jubilee Playing Fields, Altar Stones Lane, LE67 9PX - [Installation of shipping container for storing sports equipment](#)

As the landlord, the Parish Council has already given its support to its tenant to install an additional container on-site.

**No Objection**

- f) 23/01236/HOU – The Paddock, Ratby Lane, LE67 9RJ - [Single storey front, side and rear extension and associated works](#)

**No Objection**

#### **42. Correspondence**

It was **AGREED** that Councillor Gannon would circulate his response ahead of replying to Dr Evans MP seeking improved recognition and accounting for cross boundary planning applications because of their impact to the locale and detriment to Neighbourhood Plans.

It was also **AGREED** that Leicestershire and Rutland Association of Local Councils would be contacted to ascertain the extent that other parishes were impacted by cross boundary planning applications.

#### **43. Next Meeting Date**

Wednesday 13 February 2024 at 7:30pm

Meeting closed 8:25pm

Chairman: \_\_\_\_\_

Date: \_\_\_\_\_