

From: Joseph Carman <Joseph.Carman@blaby.gov.uk>

Sent: 12 Sep 2023 04:31:03

To: Stephen.Dukes@blaby.gov.uk, DMS.Development.Control@blaby.gov.uk

Cc:

Subject: FW: fao Stephen Dukes - application 23/0610/OUT

Attachments:

From: Clerk Elmesthorpe Parish Council <clerk.elmesthorpe@hotmail.com>

Sent: Tuesday, September 12, 2023 4:02 PM

To: Planning Mailbox <planning@blaby.gov.uk>

Subject: fao Stephen Dukes - application 23/0610/OUT

Dear Mr Dukes

Thank you for your letter of 21 August 2023 regarding application number 23/0610/OUT - outline application for residential development of 3 dwellings with associated infrastructure at Church Farm Station Road Elmesthorpe.

The Parish Council wishes to object to this application on the following grounds:

1. The application is being put forward on the basis of being a re-use of a brownfield site and is described as "a residential use would be in keeping with the surroundings." However, as the aerial photograph on the third page of the Design & Access Statement clearly demonstrates, the site is surrounded by land currently in use for horsiculture and is in a primarily rural setting.
The Parish Council would further refer to the "Use" statement on page 8 of the Design & Access Statement which says "The land use is currently a haulage yard albeit it is not indicated as such in Blaby District local plan where it appears "washed over" by countryside." The Parish Council would ask that this application is viewed in the context of the Blaby District Local Plan where we note that it is considered to be a site in open countryside.
2. The Parish Council queries why this site has not been put forward for assessment for its suitability for residential development in the normal way under the Call for Sites procedure in relation to Blaby District Council's emerging new Local Plan.
3. The Parish Council considers that the granting of permission for 3 dwellings on this site would create an inappropriate precedent for residential development of all of the other countryside land adjoining the site and falling within the triangle of Station Road, Clickers Way and Wilkinson Lane.
4. The Parish Council would refer to the Blaby District Settlement Character Assessment for Elmesthorpe and considers the proposed development to be out of character for the village and not in compliance with the key characteristics.
5. If permission is granted for the 3 additional dwellings in this application, it will make a total of 10 houses on this site, and will thereby create a small housing estate which would detract from St Marys Church and its environs.
6. We understand that the Applicant has not submitted a survey for Great Crested Newts which are known to be in the area. The Parish Council would ask that a Survey is undertaken before this application is determined.
7. The Parish Council would also ask that an assessment is made of the suitability of the access and available space within the application site to manoeuvre emergency vehicles such as fire engines due to its distance from the public highway.

8. In the event that Blaby District Council is minded to grant permission, the Parish Council would ask that conditions are attached to ensure that all construction traffic is contained within the application site at all times, and none is parked on Station Road due to proximity of the junction with Clickers Way or in the Church car park or the Village Hall car park; no deliveries to be unloaded from vehicles on Station Road for highways safety reasons; construction hours are limited to 8am to 5pm on weekdays so as not to cause nuisance to existing residents or users of St Marys Church; and vehicle washing facilities are provided on site to prevent the transfer of detritus onto the public road.

Yours sincerely

Julie Gent

Parish Clerk

Sent from [Outlook](#)