



SHARNFORD PARISH COUNCIL

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Community Meeting for Sharnford Village Residents Regarding Outline Planning Application 24/0834

Minutes of the Community Meeting of Sharnford Village Residents and Sharnford Parish Council held at 7.30pm on Wednesday 13th November in the Sharnford Youth and Community Centre.

Present: Gary Peryer - Vice Chairman, Sharnford Parish Council, Jack Feast – Chairman, Sharnford Parish Council, Mike Shirley - Councillor, Blaby District Council & Vice Chair, Planning Committee, Ben Taylor - Councillor, Blaby District Council

Also present: Approximately 150 parish members

1. Introduction/Overview

The meeting was called following a closed council discussion on the planning application. Vice Chair Gary Peryer welcomed attendees, explained the purpose of the meeting.

2. Overview of Planning Application 24/0834

- **Applicant:** Maxi Property Developments Ltd (currently in outline stage; plans are illustrative only).
- **Proposal:** Construction of 134 homes on fields near Coopers Close, including:
 - **Mixed housing:** flats, bungalows, houses, and self-build plots.
 - **Breakdown:** 10 one-bed flats, 52 two-bed homes, 50 three-bed houses, 13 four-bed houses, and nine five-bed homes.
 - **Affordable housing:** 43 homes.
- **Additional Concerns:** Possible future access point from the development to Mill Lane, near the cemetery.

3. Timeline of Application

- **October 11:** Application submitted to Blaby District Council with no advance notice.
- **October 18:** Application became public, and the parish council was notified.
- **October 25:** Meeting was arranged, and village invitations sent.
- **Submission Deadline for Comments:** Extended to November 20 at 5:00 p.m. due to delays in public posting by Blaby District Council Planning.

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4. Introduction of Councillors

- **Cllr Mike Shirley:** Observed and addressed general questions on planning but refrained from commenting on this application to avoid pre-determination.
- **Cllr Ben Taylor:** Discussed local and national planning needs, including the estimated 12,500 homes required over 15 years per the new local plan. He noted that, while the 134 proposed homes represent a 30% increase in village population, this is modest compared to other regional developments.

5. Parish Council Objections

Cllr Gary Peryer summarized the formal objections submitted by the Parish Council:

- **Flooding and Sewage Concerns:** High surface water flood risk, existing sewage system under strain.
- **Lack of Essential Amenities:** Shortages in local shops, schooling, public transport, and employment.
- **Traffic and Safety Issues:** Increased traffic concerns, especially due to the entrance being on a blind corner.
- **Village Character Impact:** Potential negative impact of a large-scale development on the rural character of the village.

Cllr Peryer requested that any residents or the wider parish had evidence of flooding in the proposed development area, to support the Parish's objection, especially historical photos of flooding. As the Parish Council have been asked to supply any evidence, which will help aid the Flood Risk Management Team at Leicestershire County Council. Any members of the public with information likely to assist the parish council are requested to send this the parish clerk at clerk@sharnfordparishcouncil.gov.uk

6. Possible Public Objections

Cllr Peryer asked for a show of hands on submitted comments; approximately 50% of attendees had done so. He then read out commonly raised objections to help inform attendees:

- Flood risk and insufficient sewage capacity.
- Lack of school places at Sharnford School and nearby secondary schools.
- Lack of public transport and safe walking routes.
- Need for car ownership due to lack of local employment and shops.
- Blind corner at the development's entrance.

7. Explanation of S106 Funding

Cllr Ben Taylor explained the purpose of S106 funds, including their calculation, typical uses, and how they support community infrastructure in response to development needs.

8. Questions and Answers

The meeting was then opened to a Q&A session, addressing the following primary concerns:

- **Parish Council's Response Time:** Questions were raised on why the council had not acted sooner. Cllr Peryer explained that all possible actions had been taken within the two-week timeframe, and additional steps would follow based on public input. It was also noted that at this time Highways and Flood Risk Management reports were not submitted at this time.

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- **Professional Planning Consultant:** Attendees suggested hiring a planning consultant due to the council's lack of technical expertise. The council agreed to consider this proposal, noting that current plans are still in the preliminary stages and that the online versions are illustrative, lacking input from all departments, so additional review would be necessary. Funding for the consultant was also discussed, with village members expressing interest in helping to cover the costs.
- **Traffic Concerns and Bypass Data:** Attendees requested the use of existing bypass data collected by "Stag" during previous bypass efforts. The council confirmed that data would be considered in future traffic assessments.
- **Accessibility Issues:** Concerns were raised about unsafe footpaths on Leicester Road, which would pose serious risks to new residents, especially families and disabled individuals.
- **Sewage Capacity:** The council acknowledged existing sewage limitations, and it was suggested that an independent consultant be engaged to evaluate sewage system requirements.
- **Flooding and Flood Risk Management:** Multiple questions centred on the need for timely flood risk assessments, and the council confirmed that Flood Risk Management's input is expected by November 20.
- **Involvement of MP Alberto Costa:** Some attendees asked if the council had contacted Alberto Costa, MP, about the issue. The council confirmed that Cllr Mike Shirley had communicated with Alberto Costa's assistant and planned to send a formal letter after gathering public feedback.
- **Local School Capacity:** Concerns were expressed about local schools' inability to absorb the increased student population. This includes both the primary school and nearby secondary schools, which are already impacted by other possible developments.

The council encouraged attendees to submit additional comments before the November 20 deadline to: [Planning and Building – Blaby District Council](#) and to provide any historical flooding information to the Parish Clerk.

Meeting closed 9.22 pm



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