

To Members of the Planning Committee

Cllr. Lee Breckon JP (Chairman)
Cllr. Susan Findlay (Vice-
Chairman)

Cllr. Tony Deakin
Cllr. Roy Denney
Cllr. Janet Forey

Cllr. Helen Gambardella
Cllr. Richard Holdridge
Cllr. Bob Waterton

Cllr. Neil Wright

Dear Councillor,

A meeting of the **PLANNING COMMITTEE** will be held in the Council Chamber - Council Offices, Narborough on **THURSDAY, 27 NOVEMBER 2025** at **4.30 p.m.**. Please find attached a supplemental item that is required for the meeting and is in addition to the agenda and report pack that has already been circulated.

Yours faithfully



Gemma Dennis
Corporate Services Group Manager

SUPPLEMENTAL ITEMS

4. Applications for Determination (Pages 3 - 6)



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24/1092/FUL

**Registered Date
7 January 2025**

East Midlands Homes

Full planning application: Demolition existing buildings and structures and erection of 58 affordable dwellings (Use Class C3) and all associated works, with access via Wardens Walk.

Land Off Wardens Walk, Leicester Forest East

**Report Author: Charles Ebdon, Major Schemes Officer
Contact Details: Council Offices. 0116 272 7691**

Committee Update

Additional Information

Since the publication of the Planning Committee agenda, there has been an amendment to the layout and conversations with statutory consultees regarding the adoptability of the internal road network and regarding S106 contributions.

Adoptability

The layout has been altered in response to the Local Highway Authority's (LHA) comments. This includes the reorientation of plot 24 and the removal of a grass verge to the front of the plot, the narrowing of the arm of the internal road serving plots 5-10 and the straightening of the turning head at the south of the site.

The LHA have been consulted and have advised that road would still not be adopted as currently designed. There are still several outstanding points relating to visibility within the highway, and the design of the turning head that the LHA have commented that would need to be addressed prior to any Section 38 application.

The LHA have gone on to state that they will discuss internally and decide on whether they would adopt the site if it were designed to an adoptable standard, even without widening Wardens Walk due to viability issues.

Your officers are continuing to liaise with the applicant and the Local Highway Authority to resolve the outstanding issues with the internal layout to achieve an adoptable design. As any further amendments to the layout are likely to be minor, Officers request that any such changes made following this committee but prior to a decision being issued be agreed by the Planning and Strategic Growth Group Manager in consultation with the Chair/ Vice Chair of the Planning Committee.

Design

The design changes are considered to be appropriate in the context of the scheme. Changes to the internal layout of plot 24 have been requested and are forthcoming to address privacy concerns.

Visitor Parking

The reduction of the width of the internal road serving plots 5-10 has resulted in a loss of two dedicated on street parking spaces. The LHA have been consulted on this matter. No comments have been received at the time of the publication of this written update.

S106 Contributions

During the consideration of the application, as set out in the report, the scheme was found to be unviable. Officers have recommended that given the viability of the scheme that S106 contributions not be paid, subject to the inclusion of a late-stage review of the scheme's viability.

The viability appraisal has been shared with both the County Council and the NHS Integrated Care Board (ICB), and they have been advised of our recommendation.

The County Council since responded advising that they have discussed this matter with their Members who have stated that the County Council:

- 1. Will not be formally removing or reducing its requests for developer contributions; it is evidenced that the development will place demand on LCC infrastructure and to remove or reduce the requests would perhaps suggest that this demand could be accommodated, which is not the case, and there are no concerns of CIL compliance being raised by Blaby District Council.*
- 2. Requests that a late-stage review of the scheme's viability is undertaken upon occupation of 80% of the dwellings (or at a later stage should that be better suited) – LCC would be willing to lead or assist on the drafting of the review clause if required. From a viability perspective, we have no comments or concerns on the actual appraisals submitted but note that they are undertaken at a point in time and based on assumptions.*
- 3. Will not object to the application or challenge the decision on the basis that the above 2 points can be agreed.*

The NHS Integrated Care Board (ICB) have not objected to the recommendation and welcome any further updates on the outcome of the review once it has been considered by the planning committee.

Recommendations

It is therefore recommended that the application continue to be heard on the 27th of November 2025 committee meeting in line with your Officers' recommendation.

24/0770/FUL

Registered Date
13 September 2024

Bloor Homes Limited

Demolition of buildings, construction of 191 no. dwellings and Village Hall, associated new vehicular and pedestrian/cycle access off Forest Road, open space including play provision, landscaping, SuDS, enabling earthworks, and associated infrastructure.

Springfield Farm, Forest Road, Huncote, Leicester, Leicestershire, LE9 3LE

Report Author: Helen Wallis, Senior Planning Officer

Contact Details: Council Offices. Tel: 0116 272 7705

Committee Update

Alterations to Conditions List:

Additions

- 43. Details of surfacing materials for LEAP (play area) to be submitted and implemented as approved.
- 44. Details of any solar panels to be installed on village hall roof to be submitted and implemented as approved.

Amendment

- 32. Hours of use for village hall 07:00 to midnight; no amplified music or use of rear patio area after 2300 and no amplified music to be played outside.

Removal

- 14. Remove condition (infiltration testing)

Additional Consultation Responses

Huncote Parish Council – Further comments 24.11.2025

Mainly in support of scheme but raise points in respect of transfer of village hall and open space to Parish Council, opening times for village hall, solar panels, heat pumps, surfacing for play area, foul drainage, S106 sports provision and burial space in Huncote Cemetery.

Leicestershire County Council, Lead Local Flood Authority- Further comments 19.11.2025 – Conditions recommended. Infiltration testing not required as information on ground conditions has already been provided.

Additional Representations

1 additional representation received objecting to the proposals and raising the following matters:

- Why do Highways comment that the highway impacts of the proposal are not fully assessed at this late stage
- Where are S106 sports monies to be spent?
- How will education contributions be spent in respect of Huncote Primary School
- Why will Enderby library be support and not Huncote Library.

Officer Comments:

- In light of Parish Council comments on the village hall hours of use, further discussion has taken place with Environmental Services. Taking into account how similar facilities operate within the District, the Environmental Services Officer has advised that opening hours until midnight would be acceptable, but with amplified music and use of the patio limited to 2300 and no amplified music to be played outside. Recommended condition 32 is updated to reflect this.
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