

PLANNING COMMITTEE

Minutes of a meeting held at the Council Offices, Narborough

THURSDAY, 5 OCTOBER 2023

Present:-

Cllr. Lee Breckon JP (Chairman)
Cllr. Mike Shirley (Vice-Chairman)

Cllr. Tony Deakin
Cllr. Richard Holdridge

Cllr. Bob Waterton
Cllr. Bev Welsh

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Cllr. Neil Wright

Substitutes:-

Cllr. Susan Findlay (In place of Cllr. Dillan Shikotra)
Cllr. Janet Forey (In place of Cllr. Cheryl Cashmore)

Officers present:-

Cat Hartley	- Planning & Strategic Growth Group Manager
Kristy Ingles	- Development Services Manager
Ian Davies	- Development Services Team Leader
Lloyd Bird	- Principal Planning and Conservation Officer
Matthew McConville	- Major Schemes Officer
Max Heagin	- Senior Planning Officer
Linda Durham	- Solicitor
Sandeep Tiensa	- Senior Democratic Services & Scrutiny Officer
Nicole Cramp	- Democratic & Scrutiny Services Officer
Isaac Thomas	- Democracy Support Officer

Apologies:-

Cllr. Cheryl Cashmore and Cllr. Dillan Shikotra

118. DISCLOSURES OF INTEREST

Cllr. Bob Waterton - 19/0164/OUT, Land to the West of St Johns (B4114), Enderby.

23/0234/FUL, Land to the West of Autoglass Ltd, Meridian North

Nature of Interest - Other Registerable Interest

Extent of Interest - Cllr. Waterton is the Chairman of Braunstone Town Council Planning and Environmental Committee. Cllr. Waterton has arrived at the meeting with an open mind and will take part in the discussion and vote on the item.

Cllr. Mike Shirley - 23/0541/FUL, 1 Fosse Close, Sharnford

Nature of Interest - Other Registerable Interest

Extent of Interest - Cllr. Mike Shirley has known the applicant for a number of years as both belonged to the same voluntary group prior to the pandemic. Cllr. Shirley has arrived at the meeting with an open mind and will take part in the discussion and vote on the item.

119. MINUTES

The minutes of the meeting held on 7 September 2023, as circulated, were approved and signed as a correct record.

120. APPLICATIONS FOR DETERMINATION

Considered – Report of the Principal Planning and Conservation Officer

19/0164/OUT

**Mather Jamie Limited for the Drummond Estate and Inverock Ltd
Outline application for a commercial development consisting of the
erection of x4 warehouse buildings with ancillary offices and gatehouses
(Use Class B8) and x1 training and education centre (Use Class F1)
including associated access off Leicester Lane**

Land To The West Of St Johns (B4114), Enderby

Public Speaking

Pursuant to Part 4, Section 7 of the Council's Constitution in relation to public rights of participation in planning applications, the Chairman allowed the following to give a 5 minute presentation:

- Cllr. Cheryl Cashmore – Ward Member
- Cllr. Hannah Gill – Ward Member
- Alex Romankiw – Enderby Parish Council Member
- Angel Dunnett – Objector
- Simon Stanion – Applicant

The Chairman, Cllr. Lee Breckon proposed the recommendation to approve the application, which was seconded by Cllr. Mike Shirley.

Following the vote, the Chairman declared the motion had been lost.

Cllr. Bob Waterton proposed to overturn the officer's recommendation and refuse the application, which was seconded by Cllr. Bev Welsh.

DECISION

THAT THE OFFICER RECOMMENDATION TO APPROVE APPLICATION 19/0164/OUT BE OVERTURNED AND THAT THE APPLICATION BE REFUSED FOR THE FOLLOWING REASONS:

1. The Highways report doesn't satisfy Members in terms of highways impact.
2. The proposal doesn't meet current needs.
3. The proposal is contrary to Policy CS10 of the Local Plan.

Considered – Report of the Senior Planning Officer

23/0234/FUL

Euro Property Investments Limited

Erection of Use Class B2/B8/Class E unit with associated access and parking.

Land To The West Of Autoglass Ltd, Meridian North, Braunstone Town

DECISION

THAT APPLICATION 23/0234/FUL BE APPROVED SUBJECT TO THE IMPOSITION OF THE FOLLOWING CONDITIONS:

1. Time limit.
2. Approved plans.
3. Materials as specified.
4. Landscaping to be carried out in accordance with approved plan and retained/replaced as necessary.
5. Provision of surface water drainage scheme to be submitted and agreed prior to commencement.
6. Provision of details of surface water management during construction to be submitted and agreed prior to commencement.
7. Provision of details in relation to the long-term maintenance of the surface water drainage system to be submitted and agreed prior to commencement.
8. The finished floor levels of the building hereby approved shall be constructed at a minimum of 300mm above existing ground levels and thereafter retained in perpetuity.
9. Archaeological trial trenching in accordance with an agreed-upon Written Scheme of Investigation to be completed prior to commencement.
10. Details of boundary fencing and gate to be agreed prior to installation.
11. Details of bin store to be agreed and provided prior to first occupation.
12. Provision of Construction Method Statement to be submitted and agreed prior to commencement.
13. Details of cycle storage to be agreed and provided prior to first occupation.
14. New access to be constructed in accordance with approved plans prior to first occupation/use of the building.
15. Provision of pedestrian visibility splays prior to first occupation/use of the building.
16. Provision of vehicular visibility splays prior to first occupation/use of the building.
17. Off street car and HGV parking and associated turning facilities as shown on the approved plans to be provided prior to first use and thereafter retained.
18. No internal mezzanine or provision of first floor over the warehouse.
19. No outdoor working/fabrication/manufacturing.
20. Any external storage of goods, equipment or materials to be agreed.
21. No external plant or machinery etc to be installed without planning permission.
22. Any CCTV provision to be agreed and subsequently implemented.
23. Lighting scheme prepared by suitable ecologist to be agreed prior to first installation (subject to clarification from ecology regarding lighting scheme supplied).

24. Details of a Reasonable Avoidance Measure Method Statement and Ecological Clerk of Work to oversee vegetation removal in relation to protected species prior to commencement.
25. No removal of vegetation during bird breeding season and checks for birds during removal.
26. Landscape Ecological Management Plan to be agreed prior to commencement then implemented prior to first occupation and monitored in accordance with approved details.
27. The unit hereby approved shall be restricted to uses and activities falling within Classes E(g) iii, E(g) ii, B2 and B8 with ancillary offices only of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended by the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020), or any subsequent re-enactment with or without modification.

The Senior Planning Officer informed Members of amended conditions to 8 and 27 above.

Considered – Report of the Major Schemes Officer.

23/0541/FUL

Miss Philippa West

Change of use of utility space to a dog grooming room.

1 Fosse Close, Sharnford

DECISION

THAT APPLICATION 23/0541/FUL BE APPROVED SUBJECT TO THE CONDITIONS SET OUT BELOW:

1. 3 year time limit
2. Approved plans
3. Hours of operation 9am to 5pm Monday to Saturday only and no use on Sundays or Public Holidays.
4. Details of any extraction equipment to be submitted and approved.
5. Change of use relates to area shown red on Site Location Plan only.
6. No more than two staff operating the use.

THE MEETING CONCLUDED AT 7.09 P.M.