

PLANNING COMMITTEE

Minutes of a meeting held at the Council Offices, Narborough

THURSDAY, 25 JULY 2024

Present:-

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

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

Cllr. Helen Gambardella
Cllr. Ande Savage
Cllr. Bob Waterton

Cllr. Neil Wright

Officers present:-

Louisa Horton	- Executive Director - Communities and Monitoring Officer
Kristy Ingles	- Development Services Manager
Stephen Dukes	- Development Services Team Leader
Charles Ebden	- Senior Planning Officer
Tasneem Quareshy	- Planning Officer
Sandeep Tiensa	- Senior Democratic Services & Scrutiny Officer
Nicole Cramp	- Democratic & Scrutiny Services Officer
Isaac Thomas	- Democracy Support Officer

55. DISCLOSURES OF INTEREST

No disclosures were received.

56. MINUTES

The minutes of the meeting held on 13 June 2024 were approved subject to an amendment to include a resolution to extend the meeting over the three hour mark.

57. **APPLICATIONS FOR DETERMINATION**

Considered – Report of the Development Services Team Leader.

23/1071/OUT

Catesby Strategic Land Limited

Outline planning application for the development of up to 170 dwellings (Use Class C3) with vehicular access points from Leicester Road and Foston Road and associated highway improvements, with all other matters (relating to appearance, landscaping, scale and layout) reserved. Land Adjacent To Leicester Road And Foston Road, Countesthorpe

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. Richard Holdridge – Ward Member
- Cllr. Sue Kinvig – Countesthorpe Parish Council
- Ed Barrett – Applicant

DECISION

THAT APPLICATION 23/1071/OUT BE APPROVED SUBJECT TO THE APPLICANT ENTERING INTO AN AGREEMENT PURSUANT TO SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT TO SECURE THE FOLLOWING:

- 25% provision of affordable housing
- Primary education contribution
- SEND education contribution
- Early years education contribution
- Library facilities contribution
- Civic amenity and waste facilities contribution
- Health care facilities contribution
- Police contribution
- Off-site sports facilities contribution
- Allotments contribution (subject to identified need)
- Cemeteries contribution (subject to identified need)
- Travel Packs
- Bus Passes
- Travel Plan monitoring contribution
- MOVA upgrades and validation – Leicester Road/ Hospital Lane

- junction
- MOVA upgrades and validation – Countesthorpe Road/ Blaby Road/ St Thomas Road/ Saffron Road junction
- S106 monitoring contributions – District and County Councils

AND SUBJECT TO THE IMPOSITION OF CONDITIONS RELATING TO THE FOLLOWING:

1. 2-year time limit for submission of reserved matters. Development to begin within 4 years of date of permission or 2 years from reserved matters approval (whichever is the latter).
2. Reserved Matters details to be submitted.
3. Development to be in accordance with approved plans.
4. No approval to illustrative layout.
5. Maximum number of dwellings not to exceed 170.
6. Dwellings to not exceed two storeys in height.
7. Approved landscaping scheme for landscaped edge to be carried out in first planting season following commencement of development. Remaining landscaping to be carried out within one year of completion of development.
8. Provision of appropriate mix of market and affordable housing in accordance with adopted SPD.
9. Provision of a scheme for 5% of the dwellings to be accessible and adaptable homes.
10. Details of all external materials to be agreed.
11. Details of site levels/ finished floor levels to be submitted and agreed and adhered to.
12. Surface water drainage scheme to be submitted and agreed and implemented.
13. Foul water drainage scheme to be submitted and agreed and implemented.
14. Details of management of surface water during construction to be submitted and agreed and adhered to.
15. Details of long term maintenance of surface water systems to be submitted and agreed and adhered to.
16. Infiltration testing to be carried out.
17. Construction Environmental Management Plan to be submitted and agreed and adhered to
18. Scheme for treatment of Public Right of Way Footpath Z23 to be submitted and agreed.
19. Access arrangements to be implemented in full.
20. Leicester Road/ Foston Road roundabout works to be implemented in full.
21. Footway/cycleway works between roundabout and Meadows Sports Ground to be implemented in full.
22. Landscape and Ecological Management Plan (LEMP) to be submitted

- and agreed and adhered to (securing Biodiversity Net Gain and 30 year management).
23. Recommendations in Section 6 of the Ecological Appraisal (December 2023) to be adhered to.
 24. Scheme for the provision of bat and bird boxes within dwellings to be submitted and agreed and adhered to.
 25. Hedgerows and trees to be retained to be protected during construction.
 26. External lighting scheme for public areas to be submitted and agreed and adhered to.
 27. Waste collection strategy to be submitted and agreed and adhered to.
 28. Phase 2 Land Contamination Report to be submitted and agreed as part of reserved matters application and any recommendations adhered to.
 29. Reporting of unexpected contamination.
 30. Recommendations of Odour Impact Assessment to be adhered to.
 31. Recommendations of Noise Impact Assessment to be adhered to.
 32. Recommendations of Lighting Impact Assessment to be adhered to.
 33. Recommendations and mitigation in Air Quality Assessment to be adhered to.
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Considered – Report of the Planning Officer.

24/0424/HH

Ms Carrie Jackson

Single storey front extension and new roof to porch and garage

18 Stanton Road, Sapcote

DECISION

THAT APPLICATION 24/0424/HH BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. 3-year condition
 2. Approved plans
 3. External materials to match existing
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Considered – Report of the Senior Planning Officer

24/0455/FUL

Dr Mohammad Al-Akaidi

Alteration to combine into one property and to change of use from Dwelling (C3) to Children's Care Home (C2) - 4 Children aged between 4 and 11

27 And 29 Bosworth Way, Leicester Forest East

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. Dillan Shikotra – Ward Member
- Dr. Mohammad Al-Akaida - Applicant

DECISION

THAT APPLICATION 24/0455/FUL BE APPROVED SUBJECT TO THE IMPOSITION OF THE FOLLOWING CONDITIONS:

1. Statutory 3 year time limit.
2. Approved Plans.
3. Permission limited to the residential care of no more than 4 children between the ages of 4 and 11 (inclusive) at any one time.
4. Permission limited to a maximum of 4 members of staff at any one time.
5. Use limited to Children's Home only and no other use within Class C2.
6. Vehicle parking details to be retained and made available for parking in perpetuity.
7. Garage to be retained for parking in perpetuity.

And subject to the following additional condition added at the meeting:

8. Details to be submitted and approved prior to installation of any external extraction equipment.

58. SUGGESTED CONDITIONS - 24/0317/FUL

Considered – Report of the Development Services Team Leader.

DECISION

That Members resolve to grant planning permission, subject to the imposition of the following conditions:-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To prevent the unnecessary accumulation of unimplemented permissions, to encourage early implementation and to enable the District Planning Authority to review the consent if a further application is made.

2. The development hereby approved shall be built in strict accordance with the following approved plans:
 - Proposed Layout Drawing No. 624-01 Rev G (received by the District Planning Authority on the 11 April 2024)

REASON: For the avoidance of doubt.

3. No above ground construction shall take place until details of the materials to be used on the external elevations (including windows, downpipes and doors); have been submitted to and agreed in writing by the District Planning Authority.

REASON: To ensure that the District Planning Authority can exercise proper control over the materials used and the appearance of the building when completed, in the interest of visual amenity.

4. No above ground construction shall take place until details of the brick bonding have been submitted to and agreed in writing by the District Planning Authority.

REASON: To ensure that the District Planning Authority can exercise proper control over the brick bonding used and the appearance of the listed building when completed, in the interest of visual amenity.

5. No above ground construction shall take place until details of the methodology for the extension to the existing building has been submitted to and agreed in writing by the District Planning Authority.

REASON: To ensure that the District Planning Authority can exercise proper control over the methodology for the building work, to ensure that the proposal would not cause harm to the existing listed building.

6. The rear door as shown on the approved plan (Proposed Layout Drawing No. 624-01 Rev G only be used as an emergency fire escape and shall not otherwise be left open.

REASON: In the interests of the amenity of neighbouring residents.

REASON:

The proposed conditions outlined above are considered necessary to ensure the development is carried out satisfactorily. The conditions have been suggested in light of Members' decision to resolve to grant planning permission for this proposal by overturning the Officers recommendation of refusal, subject to the imposition of the conditions recommended.

59. SUGGESTED CONDITIONS - 24/0318/LBC

Considered – Report of the Development Services Team Leader.

DECISION

That Members resolve to grant listed building consent, subject to the imposition of the following conditions:-

1. The works to which this consent relates shall be begun within three years from the date of this consent.

REASON: To prevent the unnecessary accumulation of unimplemented permissions, to encourage early implementation and to enable the District Planning Authority to review the consent if a further application is made.

2. The works hereby approved shall be carried out in accordance with the following approved plans:

- Proposed Layout Drawing No. 624-01 Rev G (received by the District Planning Authority on the 11 April 2024).

REASON: For the avoidance of doubt.

3. No above ground construction shall take place until details of the materials to be used on the external elevations (including windows, downpipes and doors); have been submitted to and agreed in writing by the District Planning Authority.

REASON: To ensure that the District Planning Authority can exercise proper control over the materials used and the appearance of the building when completed, in the interest of visual amenity.

4. No above ground construction shall take place until details of the brick bonding have been submitted to and agreed in writing by the District Planning Authority.

REASON: To ensure that the District Planning Authority can exercise proper control over the brick bonding used and the appearance of the listed building when completed, in the interest of visual amenity.

5. No above ground construction shall take place until details of the methodology for the extension to the existing building has been submitted to and agreed in writing by the District Planning Authority.

REASON: To ensure that the District Planning Authority can exercise proper control over the methodology for the building work, to ensure that the proposal would not cause harm to the existing listed building.

6. Prior to commencement of the works, details of the internal finish to be used on the existing external walls shall be submitted to and agreed in writing with the District Planning Authority.

REASON: To ensure that the District Planning Authority can exercise proper control over the methodology for the building work, to ensure that the proposal would not cause harm to the existing listed building.

REASON:

The proposed conditions outlined above are considered necessary to ensure the works are carried out satisfactorily. The conditions have been suggested in light of Members' decision to resolve to grant listed building consent for this proposal by overturning the Officers recommendation of refusal, subject to the imposition of the conditions recommended.

THE MEETING CONCLUDED AT 6.31 P.M.

Chairman: Date:
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