

PLANNING COMMITTEE

Minutes of a meeting held at the Council Offices, Narborough

THURSDAY, 31 OCTOBER 2024

Present:-

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

Cllr. Tony Deakin	Cllr. Richard Holdridge	Cllr. Bob Waterton
Cllr. Helen Gambardella	Cllr. Les Phillimore	Cllr. Neil Wright

Substitutes:-

Cllr. Susan Findlay (In place of Cllr. Janet Forey)
Cllr. Richard Holdridge (In place of Cllr. Ande Savage)
Cllr. Les Phillimore (In place of Cllr. Roy Denney)

Officers present:-

Jonathan Hodge	- Planning & Strategic Growth Group Manager
Stephen Dukes	- Development Services Team Leader
Charlene Hurd	- Development Services Team Leader
Helen Wallis	- Senior Planning Officer
Gemma Dennis	- Corporate Services Group Manager
Nicole Cramp	- Democratic & Scrutiny Services Officer
Isaac Thomas	- Democracy Support Officer

Apologies:-

Cllr. Roy Denney, Cllr. Janet Forey and Cllr. Ande Savage

111. DISCLOSURES OF INTEREST

No disclosures were received.

112. MINUTES

The minutes of the meeting held on 3 October 2024 as circulated, were approved and signed as a correct record.

113. APPLICATIONS FOR DETERMINATION

Considered – Report of the Development Services Team Leader.

23/0968/OUT

Davidsons Development Ltd

Residential development of up to 53 dwellings including associated vehicular access, affordable housing, landscaping and drainage infrastructure (all matters reserved except for access).

Land East of Lutterworth Road, Blaby

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:

- Chris Green – Agent

DECISION

THAT APPLICATION 23/0968/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
- Post 16 education contribution
- Civic amenity and waste facilities contribution
- Library facilities contribution
- Health care facilities contribution
- On-site open space and future maintenance
- Off-site open space contributions (if necessary)
- Travel Packs
- Bus Passes
- Travel plan monitoring contribution
- Alterations to golf course (ball strike impacts)
- Off-site Biodiversity Net Gain provision and monitoring
- 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 masterplan.
5. Maximum number of dwellings not to exceed 53
6. Dwellings to not exceed two and a half storeys in height
7. Landscaping scheme to be submitted, agreed and adhered to.
8. Landscaping scheme to be implemented.
9. Provision of appropriate mix of market and affordable housing in accordance with adopted SPD.
10. Provision of a scheme for 5% of the dwellings to be accessible and adaptable homes
11. Details of all external materials to be agreed.
12. Details of site levels/ finished floor levels to be submitted and agree and adhered to
13. Written Scheme of Investigation (WSI) for Archaeology required and to take place.
14. Surface water drainage scheme to be submitted and agreed and implemented
15. Surface water drainage scheme for construction phase to be submitted and agreed and implemented
16. Details of long-term maintenance of surface water systems to be submitted and agreed and adhered to.
17. Infiltration testing to be carried out
18. Construction Environment Management Plan (CEMP) to be submitted and agreed and adhered to.
19. Access arrangements to be implemented in full.
20. Scheme of works for Public Right of Way to be submitted and agreed and adhered to.
21. Off-site works to be implemented in full (highways).
22. Removal of PD rights for gates, barriers, bollards, chains or other such obstructions to the vehicular access.
23. Construction Environmental Management Plan for Biodiversity to be submitted and agreed and adhered to.
24. 30 year Landscape and Ecological Management Plan (LEMP) to be submitted and agreed and adhered to (securing on-site Biodiversity Net Gain).
25. Biodiversity Enhancement Management Plan (BEMP) to be submitted and agreed and adhered to.
26. Badger pre-works walkover survey to be submitted and approved and any mitigation measures adhered to (if works do not commence within 12 months).
27. Tree Protection Plan including tree protection measures for hedgerows

- and trees during construction to be submitted, agreed and adhered to.
28. External lighting scheme to be submitted and agreed and adhered to.
29. Waste collection strategy to be submitted and agreed and adhered to.
30. Contamination Report recommendations to be carried out and adhered to.
31. Reporting of unexpected contamination.
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Considered – Report of the Senior Planning Officer

24/0439/OUT

Clarendon Land & Development II Ltd and John Littlejohn Designer Homes Ltd

Outline planning application for the erection of up to 31 dwellings and associated infrastructure, including construction of a new access to Little Glen Road, public open space and a sustainable urban drainage system.

Land to the south of Little Glen Road, Glen Parva

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:

- Andrew Gore – Agent

DECISION

THAT APPLICATION 24/0439/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:

- 100% Affordable Housing provision
- Health care facilities contribution
- Library facilities contribution
- Civic amenity and waste facilities contribution
- Bus passes
- Off-site highway works on Little Glen Road
- Refuse bins contribution
- Cemetery facilities contribution, if justified and necessary.
- On-site open space and future maintenance
- Securing delivery and monitoring of biodiversity units are per the statutory Biodiversity Net Gain condition.

- S106 monitoring contributions– District and County Councils

**AND SUBJECT TO THE STATUTORY BIODIVERSITY NET GAIN
CONDITION AND IMPOSITION OF CONDITIONS RELATING TO THE
FOLLOWING:**

1. 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. No residential development or associated highways infrastructure beyond the extent indicated on illustrative site layout.
4. No approval to illustrative site layout.
5. Maximum number of dwellings not to exceed 31
6. Dwellings to not exceed two and a half storeys in height
7. Landscaping scheme to be submitted, agreed and adhered to
8. Landscaping scheme to be implemented.
9. Provision of appropriate mix of affordable housing in accordance with adopted SPD.
10. Provision of a scheme for 5% of the dwellings to be accessible and adaptable homes
11. Details of all external materials to be agreed.
12. Details of site levels/ finished floor levels to be submitted and agreed and adhered to
13. Surface water drainage scheme to be submitted and agreed and implemented
14. Foul water drainage scheme to be submitted and agreed and implemented
15. Details of management of surface water during construction to be submitted and agreed and adhered to
16. Details of long-term maintenance of surface water systems to be submitted and agreed and adhered to.
17. Infiltration testing to be carried out
18. Revised acoustics assessment to be submitted with reserved matters.
19. Construction Management Plan to be submitted and agreed and adhered to
20. Access arrangements to be implemented in full
21. Highway improvement works to be implemented in full.
22. PROW protection during construction and proposals for treatment of the PROW to be submitted and approved
23. Construction Environmental Management Plan (CEMP) for Biodiversity to be submitted and agreed and adhered to.
24. Updated badger survey to be submitted with reserved matters.
25. Scheme for the provision of bat and bird boxes within dwellings to be submitted and agreed and adhered to.
26. Trees and hedgerows to be retained in accordance with tree retention

- plan and protected during construction.
27. Replacement hedgerow to northern boundary of site where removal required to provide access.
 28. External lighting scheme for public areas to be submitted and agreed and adhered to.
 29. Waste collection strategy to be submitted and agreed and adhered to.
 30. Programme of archaeological investigation to be undertaken, informed by a written scheme of investigation, to be submitted and agreed.
 32. Phase II intrusive investigation to be undertaken and the results of that investigation to be submitted as part of the reserved matters application
 33. Submission of method statement detailing remediation requirements
 34. Ground remediation works to be carried out
 35. Reporting of unexpected contamination
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Considered – Report of the Senior Planning Officer

24/0746/FUL

Blaby District Council

**Alterations to existing entrance to Bouskell Park car park to provide widened vehicular access and new footpath
Bouskell Park, Welford Road, Blaby**

DECISION

THAT APPLICATION 24/0746/FUL BE APPROVED SUBJECT TO THE IMPOSITION OF THE FOLLOWING CONDITIONS:

1. 3-year time limit condition
2. Approved plans
3. Drainage to be installed as per approved plans and maintained thereafter.
4. No drainage into the public highway.
5. Highway surfacing in bound material
6. Gates hung so as to open inwards
7. Details of design of pedestrian and vehicular gates and any sections of replacement railings to be submitted and approved and installed and retained thereafter.
8. Submission of an arboricultural impact assessment and Arboricultural Method Statement and development to be carried out in accordance with the approved details.

Condition 8 was amended to include an arboricultural impact assessment.

THE MEETING CONCLUDED AT 5.53 P.M.