

PLANNING COMMITTEE

Minutes of a meeting held at the Council Offices, Narborough

THURSDAY, 13 MARCH 2025

Present:-

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

Cllr. Tony Deakin
Cllr. Roy Denney

Cllr. Janet Forey
Cllr. Helen Gambardella

Cllr. Bob Waterton
Cllr. Neil Wright

Substitute:-

Cllr. Richard Holdridge (In place of Cllr. Ande Savage)

Officers present:-

Gemma Dennis	- Corporate Services Group Manager
Jonathan Hodge	- Planning & Strategic Growth Group Manager
Charlene Hurd	- Development Services Team Leader
Charles Ebdon	- Senior Planning Officer
Rebekah Newman	- Senior Planning Officer
Katie Brooman	- Elections and Governance Manager
Sandeep Tiensa	- Senior Democratic Services & Scrutiny Officer
Nicole Cramp	- Democratic & Scrutiny Services Officer
Avisa Birchenough	- Democratic Services & Scrutiny Officer

Apologies:-

Cllr. Ande Savage

253. DISCLOSURES OF INTEREST

- Cllr. Neil Wright - 24/0793/FUL – Installation and operation of an Energy Storage System (ESS) including energy storage units, substation, site access, cable connection, landscaping and ancillary infrastructure.
- Nature of Interest - Land Off Thurlaston Lane, Huncote
- Non-Registerable Interest
- Extent of Interest - Cllr. Neil Wright lives in Thurlaston, is married to the Ward Councillor and the land owner is known to him.

254. MINUTES

The minutes of the meeting held on 13 February, as circulated, were approved and signed as a correct record.

255. APPLICATIONS FOR DETERMINATION

Considered – Report of the Major Schemes Officer.

24/0793/FUL

Installation and operation of an Energy Storage System (ESS) including energy storage units, substation, site access, cable connection, landscaping and ancillary infrastructure.

Land Off Thurlaston Lane, Huncote

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 Maggie Wright - Ward Member. A statement was read out to the committee on behalf of the Ward Member.
- Nicola Jones – Applicant/Agent

DECISION

APPLICATION 24/0793/FUL 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:

1. BNG Monitoring fees
2. S106 Monitoring District

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

1. Statutory 3-year condition to commence work.
2. Development to be built in accordance with approved plans and documents.
3. Details of materials to be agreed.
4. Permission granted for a period of 50 years from first export of electricity
5. Within 6 months of the end of the 50 year period a Decommissioning and Restoration Scheme shall be submitted and approved and subsequently adhered to throughout the decommissioning of the site.
6. In the event of the site being no longer required for the purposes of electricity storage, or ceases to operate for a continuous period of 6 months prior to the expiry of the 50 year period, a Decommissioning and Restoration Scheme shall be submitted and approved and subsequently adhered to throughout the decommissioning of the site.
7. Approved Landscaping Scheme to be implemented.
8. Development to be implemented in accordance with the approved Arboricultural Impact Assessment.
9. Tree protection and Arboricultural methodology to be submitted to, agreed and implemented.
10. Boundary hedges to be maintained at no less than 3m.
11. Earth bund to be provided prior to first use.
12. Construction Environment Management Plan (CEMP: Biodiversity) to be submitted to, agreed and adhered to.
13. Construction Management Plan to be submitted to, agreed and adhered to.
14. Details of cabling, housing and connections to be submitted to, agreed and adhered to.
15. Details of land levels, terracing details, retaining features and culvert crossing details to be submitted to and agreed prior to commencement of development.
16. Prior their installation details of external lighting shall be submitted to, agreed and adhered to.
17. Prior their installation details of external lighting for the construction shall be submitted to, agreed and adhered to.
18. Prior to commencement of development a Phase II ground investigation shall be submitted to and agreed and adhered to.

19. Reporting of unexpected contamination
20. In situ acoustic monitoring, verification and mitigation report to be submitted to, agreed and adhered to.
21. Detailed Battery Storage Safety Management Plan (DBSMP) to be submitted to, agreed and adhered to.
22. Details for the disposal of foul sewerage shall be submitted to, agreed and adhered to.
23. Surface water drainage scheme to be submitted to, agreed and adhered to.
24. Details of long term maintenance of surface water drainage to be submitted and agreed.
25. (Revised condition) – Notwithstanding the submitted Construction Traffic Management Plan (CTMP) a revised CTMP to include the location of banks men and the provision for the implementation of a liaison body, (including the Parish Councils, District Planning Authority, Highways Authority and developer) and provision for a formal review mechanism (at a time period to be agreed) to amend CTMP as deemed necessary, shall be submitted to, agreed and adhered to.
26. Temporary construction access on Enderby Road shall be reinstated
27. Access arrangements to be implemented in full
28. Existing gates to be removed, and no additional obstructed to be installed within a distance of 10m from the highway boundary.
29. (Additional condition) – No deliveries of equipment via HGV shall take place between peak hours (08:00 – 09:00) and (17:00 – 18:00) on Mondays to Fridays. No deliveries shall take between 9:00 - 10:00 on Saturdays. No deliveries shall take place on Sundays. Any amendments to the stated delivery hours shall be submitted to and agreed in writing by the District Planning Authority.

Considered – Report of the Senior Planning Officer.

25/0030/FUL

Enderby Leisure Centre, Mill Lane, Enderby, LE19 4LX

Construction and operation of a 200kW Energy Storage System (6.4m x 3.9m) with 2.4m high wooden paladin fencing.

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:

- Ashleigh Boyce – Applicant/Agent

DECISION

THAT APPLICATION 25/0030/FUL BE APPROVED SUBJECT TO THE IMPOSITION OF CONDITIONS RELATING TO THE FOLLOWING:

1. 3-year time limit condition.
2. Approved plans.
3. Wooden paladin fencing to be finished and maintained in colour dark brown.
4. All plant to be used and maintained in accordance with manufacturer's instructions.

256. BLABY DISTRICT COUNCIL (GULLET LANE, KIRBY MUXLOE) TREE PRESERVATION ORDER 2024

Considered - Report of the Planning & Strategic Growth Group Manager.

DECISIONS

1. That the confirmation of the Tree Preservation Order along Gullet Lane, Kirby Muxloe, which has been modified from the provisional Tree Preservation Order be approved.
2. The Authority be delegated to the Planning and Strategic Growth Group Manager to confirm the Tree Preservation Order on along Gullet Lane, Kirby Muxloe.

Reason:

Having consideration of the representations received regarding the TPO, it is considered that there are insufficient grounds not to confirm the Order. The area of trees provides important visual amenity along the street frontage of the large residential properties that are located along Gullet Lane.

THE MEETING CONCLUDED AT 5.36 P.M.