

PLANNING COMMITTEE

Minutes of a meeting held at the Council Offices, Narborough

THURSDAY, 12 MARCH 2026

Present:-

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

Cllr. Tony Deakin
Cllr. Janet Forey

Cllr. Helen Gambardella
Cllr. Richard Holdridge

Cllr. Bob Waterton

Substitute:-

Cllr. Nigel Grundy (In place of Cllr. Neil Wright)
Cllr. Terry Richardson (In place of Cllr. Roy Denney)

Officers present:-

Jonathan Hodge	- Planning & Strategic Growth Group Manager
Gemma Dennis	- Corporate Services Group Manager
Glen Baker-Adams	- Development Services and Enforcement Manager
Clementyne Murphy-Nelson	- Development Services Team Leader
Chris Bell	- Legal Services Officer
Avisa Birchenough	- Democratic & Scrutiny Services Officer
Nicole Evans	- Democratic & Scrutiny Services Officer
Sophie Wisher	- Senior Elections & Governance Officer

Apologies:-

Cllr. Roy Denney
Cllr. Neil Wright

1. **DISCLOSURES OF INTEREST**

- Cllr. Lee Breckon - 25/0532/FUL - Residential development of 115no. dwellings, with access, public open space and associated infrastructure.
- Nature of Interest - Non Registerable Interest
- Extent of Interest - Cllr. Lee Breckon is the clerk for Whetstone Parish Council. As an employee of the Parish Council, Cllr. Lee Breckon is not a decisionmaker.

2. **MINUTES**

The minutes of the meeting held on 12 February 2026, as circulated, were approved as a correct record.

3. **APPLICATIONS FOR DETERMINATION**

The Chairman informed the Committee application 25/0532/FUL has been withdrawn due to a late objection from a statutory consultee requiring further survey work. The application is expected to go to a future meeting once the relevant information has been provided.

Considered – Report of the Development Services Team Leader.

24/0869/FUL

Full planning application for residential development of 59 dwellings, public open space, drainage attenuation, access from Wright Close and other associated works and infrastructure.

Land to the East of Springwell Lane, Whetstone

Public Speaking

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

- Cllr. Les Phillimore – Ward Member
- Elizabeth Fenlon – Agent

DECISION

That Application 24/0869/FUL be approved subject to the applicant entering into a section 106 agreement to secure the following;

S106 Contributions:

1. Provision of 25% affordable housing
2. Secondary education contribution
3. Post 16 education contribution
4. Health care facilities contribution
5. Recycling and refuse contribution (wheeled bins)
6. On-site open space and future maintenance (including LAP)
7. Travel packs
8. Bus passes
9. On-site Biodiversity Net Gain provision and monitoring including HMMP
10. S106 monitoring contributions - District and County Councils

And subject to the statutory biodiversity net gain condition and imposition of conditions relating to the following:

Conditions:

1. Statutory 3-year condition.
2. Development to be built in accordance with approved plans and documents.
3. Details of all external materials to be submitted, agreed and adhered to.
4. Dwellings to be constructed as per finished floor levels on approved plan.
5. Approved landscaping scheme to be carried out and maintained
6. Arboricultural Impact Assessment and Method Statement including tree protection measures to be submitted to and agreed and adhered to
7. Development to be carried out in accordance with the submitted Ecological Appraisal recommendations
8. Details of external lighting to public areas to be submitted and agreed and adhered to.
9. Construction Environmental Management Plan (CEMP) to be submitted and implemented as approved.
10. Construction Environmental Management Plan or Biodiversity (CEMP: Biodiversity) to be submitted and implemented as approved.
11. Foul water drainage scheme shall be submitted, agreed and adhered to.
12. Archaeological mitigation strategy, to include trial trenching, to be submitted and agreed and development carried out in accordance with agreed strategy.
13. Play area design and equipment to be implemented in accordance with submitted plan.

14. Waste collection strategy to be submitted and agreed
15. Noise mitigation measures to be implemented in accordance with Noise Assessment.
16. Removal of permitted development rights for conversion of garages to non-parking purposes.
17. Obscurely glazed windows shall be installed where such openings serve proposed bathrooms and WCs
18. 5% of dwellinghouses as indicated on plans to be constructed as M4(2) compliant dwellings.
19. No gates/barriers/bollards within 5 metres of the highway boundary.
20. Removal of permitted development rights for classes A-D across the site
21. All built development shall be restricted to flood zone 1.
22. There shall be no ground raising in flood zone 3.
23. Phase 2 Land Contamination Report to be submitted and agreed as part of reserved matters application and any recommendations adhered to.
24. Remediation works shall be completed in accordance with the approved method statement.
25. Reporting of unexpected contamination
26. No part of the development hereby permitted shall be occupied until such time as the site access arrangements have been implemented in full
27. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in full
28. Construction traffic management plan to be submitted and agreed
29. No part of the development hereby permitted shall be occupied until such time as vehicular visibility splays of 2.4 metres by 25 metres have been provided at each shared driveway leading off and at each direct frontage access.
30. No part of the development hereby permitted shall be occupied until such time as 1.0 metre by 1.0 metre pedestrian visibility splays have been provided on the highway boundary on both sides of each access.
31. Surface water drainage to be submitted and agreed
32. Surface water management plan during construction to be submitted and agreed
33. Long-term maintenance of surface water drainage system to be submitted and agreed
34. Infiltration testing to be carried out, submitted and agreed.
35. Fencing, including acoustic fencing, to be carried out in accordance with fencing plans
36. Substation design to be submitted and agreed

THE MEETING CONCLUDED AT 5.24 P.M.