

PLANNING COMMITTEE

Minutes of a meeting held at the Council Offices, Narborough

THURSDAY, 11 JUNE 2026

Present: -

Cllr. Lee Breckon JP (Chairman)
Cllr. Terry Richardson (Vice-Chair)

Cllr. Roy Denney	Cllr. Richard Holdridge	Cllr. Bob Waterton
Cllr. Helen Gambardella	Cllr. Mark Jackson	

Substitute: -

Cllr. Nigel Grundy (In place of Cllr. Les Phillimore)

Officers present: -

Glen Baker-Adams	- Development Services and Enforcement Manager
Clementyne Murphy-Nelson	- Development Services Team Leader
Helen Wallis	- Senior Planning Officer
Molly Wright	- Senior Planning Officer
Sandeep Tiensa	- Senior Democratic Services & Scrutiny Officer
Avisa Birchenough	- Democratic & Scrutiny Services Officer
Nicole Evans	- Democratic & Scrutiny Services Officer

Apologies:-

Cllr. Tony Deakin
Cllr. Les Phillimore

27. DISCLOSURES OF INTEREST

Cllr. Terry Richardson - 25/0810/OUT - Outline planning application for the erection of up to 150no. residential dwellings.

Nature of Interest - Non Registerable Interest.

Extent of Interest - Cllr. Terry Richardson is a Member of the Narborough Parish Council Planning Committee.

Cllr. Mark Jackson - 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. Mark Jackson is a District councillor for North Whetstone, and a Parish councillor for the village and Parish of Whetstone.

Cllr. Richard Holdridge - 25/0810/OUT - Outline planning application for the erection of up to 150no. residential dwellings.

Nature of Interest - Non Registerable Interest.

Extent of Interest - Cllr. Richard Holdridge is acquainted with the speaker from the developers, but has an open mind and reserves the right to participate.

28. STATEMENT IN RELATION TO LEICESTERSHIRE POLICE CORRESPONDENCE

The Development Services and Enforcement Manager read out a statement in regard to a letter addressed to the Chairperson of the Planning Committee, received on 10 June 2026 from Leicestershire Police.

Leicestershire Police have written to the Chair of the Planning Committee yesterday (10th June). The letter refers to ongoing going discussions which have taken place between Officers and Leicestershire Police regarding police S106 requests. It raises specific concerns in relation to the handling of Section 106 police requests for application 25/0810/OUT.

The Planning Committee report outlines that Officers only consider two elements of the police request (police vehicles and identification technology) to comply with the tests (CIL tests) outlined in the Community Infrastructure Levy (CIL) Regulations, i.e. that obligations must be:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development.

Leicestershire Police, however, believe they have demonstrated that all five elements of their request meet the CIL tests, and are disappointed that only two elements are still being recommended for inclusion as part of the S106 Agreement. Whilst it is acknowledged that the police have made revisions to their requests, Blaby District Council have, for the last two years only been including two elements (police vehicles and technology) in Section 106 Agreements. This has been discussed and acknowledged with the Police team. In a recent appeal decision at Oak Road, Littlethorpe, the Planning Inspector also considered the police request and agreed to those two elements be included in the Section 106 Agreement. The matter is also being considered by the Inspector as part of the Blaby Golf Club appeal.

Officers will be liaising further with the Police on these matters. However, it is the view of the Council that based on the planning judgement we have complied with the request from the police.

29. MINUTES

The minutes of the meeting held on 30 April 2026, as circulated, were approved as a correct record.

30. 25/0532/FUL - LAND TO THE WEST OF SPRINGWELL LANE, WHETSTONE (DEFFERAL)

Considered - Report of the Development Services Team Leader.

25/0532/FUL

Residential development of 115no. dwellings, with access, public open space and associated infrastructure.

Land to the West of Springwell Lane, Whetstone.

Public Speaking

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

- Nick Hodges – Objector
- Julia Mountford – Agent

It is acknowledged that no direct communication took place between Mr. Nick Hodges and the agents and applicant (Savill and Millers).

DECISION

That application is approved subject to the applicant entering into a Section 106 agreement to secure the following;

S106 Contributions:

1. Provision of 25% affordable housing
2. SEND education contribution (primary and secondary)
3. Early Years Education
4. Health care facilities contribution
5. Libraries
6. Leicestershire County Council waste
7. Recycling and refuse contribution (wheeled bins)
8. On-site open space
9. Travel packs
10. Bus passes
11. Residential Travel Plan Monitoring fee
12. Relocation of existing speed limit sign
13. On-site Biodiversity Net Gain provision and monitoring

14. S106 monitoring contributions - District and County Councils
15. Off-site sports facilities contribution
16. Cemeteries contribution (subject to identified need)

Conditions:

1. Statutory 3-year condition.
2. Development to be built in accordance with approved plans and documents.
3. Development to be built in accordance with materials as shown on approved plan.
4. Finished site and floor levels to be submitted and agreed and adhered to prior to construction.
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 prior to commencement.
7. Details of external lighting to public areas to be submitted and agreed and adhered to.
8. Mitigation as outlined in Air Quality report to be followed.
9. Construction Environmental Management Plan (CEMP) to be submitted and implemented as approved prior to commencement.
10. Foul water drainage scheme shall be submitted, agreed and adhered to.
11. Archaeological mitigation strategy, to include trial trenching, to be submitted and agreed and development carried out in accordance with agreed strategy.
12. Play area design and equipment to be submitted and agreed.
13. Waste collection strategy to be adhered to as per approved plan.
14. Noise mitigation measures to be implemented in accordance with Noise Assessment.
15. Removal of permitted development rights for conversion of garages to nonparking purposes.
16. Obscurely glazed windows shall be installed where such openings serve proposed bathrooms and WCs.
17. 5% of bungalows to be constructed as M4(2) compliant dwellings.
18. No gates/barriers/bollards within 5 metres of the highway boundary.
19. Removal of permitted development rights for classes A-D across the site.
20. Phase 2 Land Contamination Report to be submitted and agreed and any recommendations adhered to.
21. Remediation works shall be completed in accordance with the approved method statement.
22. Reporting of unexpected contamination.
23. No part of the development hereby permitted shall be occupied until such time as the access arrangements have been implemented in full.
24. No part of the development shall be occupied until such time as the offsite works (provision of a new junction, provision of a shared footway/ cycleway

- and provision of an uncontrolled pedestrian crossing) have been implemented in full.
25. Framework Travel Plan to be submitted and agreed for both LCC Highways and National Highways.
 26. Parking and turning facilities have been implemented in accordance with the approved plan.
 27. 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.
 28. 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.
 29. Construction Traffic Management Plan to be submitted and agreed for National Highways and LCC Highways.
 30. Surface water drainage to be submitted and agreed.
 31. Surface water management plan during construction to be submitted and agreed.
 32. Long-term maintenance of surface water drainage system to be submitted and agreed.
 33. Habitat Management Monitoring Plan (BNG Condition).
 34. Bund to be delivered prior to first occupation.
 35. Substation design to be submitted and agreed.
 36. Construction Environmental Management Plan for Biodiversity prior to construction.
 37. Farmland Bird Compensation Strategy prior to commencement.
 38. Biodiversity Enhancement Strategy prior to any works above slab level.

31. **25/0810/OUT - LAND TO THE EAST OF HOLT WAY AND LAND TO THE SOUTH OF WARWICK ROAD, LITTLETHORPE**

Considered - Report of the Senior Planning Officer.

25/0810/OUT

Outline planning application for the erection of up to 150no. residential dwellings. All matters reserved except for means of access.

Land To the East of Holt Way and Land to the South of Warwick Road, Littlethorpe, Leicestershire.

Public Speaking

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

- Carl Stott - Agent

DECISION

Application 25/0810/OUT is approved subject to the applicant entering into an agreement pursuant to Section 106 of The Town and Country Planning Act to secure the following:

S106 Contributions:

1. 25% provision of affordable housing.
2. Early years education contribution.
3. Secondary education contribution.
4. Library facilities contribution.
5. Waste facilities contribution.
6. Primary SEND education contribution.
7. Secondary SEND education contribution.
8. Health care facilities contribution.
9. Police contribution (subject to this passing the CIL compliance test).
10. On-site open space and future maintenance.
11. Off-site open space provision (allotments, subject to identified need and meeting CIL compliance test).
12. On-site LEAP details.
13. Off-site sports facilities contribution.
14. On-site Biodiversity Net Gain Provision.
15. Off-site Biodiversity Net Gain provision.

16. Habitat management and monitoring plan (HMMP).
17. Residential Travel Plan monitoring.
18. Travel Plan co-ordinator.
19. Travel packs.
20. Six-month bus passes.
21. Bus stop contributions.
22. Recycling and refuse contribution (wheeled bins).

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

Conditions:

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 later).
2. Reserved Matters details to be submitted.
3. Development to be in accordance with approved plans.
4. Maximum number of dwellings not to exceed 150.
5. Dwellings to not exceed three storeys in height.
6. Provision of appropriate mix of market and affordable housing in accordance with adopted SPD.
7. Provision of a scheme for 5% of the dwellings to be accessible and adaptable homes.
8. Details of all external materials to be agreed.
9. Details of site levels/ finished floor levels to be submitted and agreed and adhered to.
10. External lighting scheme for public areas to be submitted and agreed.
11. Waste Collection Strategy to be submitted and agreed.
12. Construction Environmental Management Plan to be submitted and agreed and adhered to (including dust mitigation measures, noise, vibration, lighting and any pile driving).
13. Phase 2 Land Contamination Report to be submitted and agreed as part of reserved matters application and any recommendations adhered to.
14. Remediation works shall be completed in accordance with the approved method statement.
15. Reporting of unexpected contamination.
16. Details of programme of archaeology work to be submitted and agreed and carried out.
17. Submitted Arboricultural Assessment to be adhered to.
18. Landscape details (condition 3) to be carried out within 1 year and to be maintained for 5-years.
19. Surface water drainage strategy to be submitted and agreed and implemented.
20. Surface water drainage scheme to be submitted and agreed and implemented.

21. Details of management of surface water during construction to be submitted and agreed and adhered to.
22. Details of long-term maintenance of surface water systems to be submitted and agreed and adhered to.
23. Infiltration testing to be carried out.
24. Noise mitigation measures to dwellings as per acoustics assessment to be adhered to.
25. Air Quality Assessment recommendations regarding dust management during construction phases shall be adhered to.
26. Buffer Zone for development shall be maintained for the development (relating to golf ball strike). The boundary risk assessment shall be adhered to.
27. Landscape and Ecological Management Plan to be submitted.
28. Construction Environmental Method Statement (CEMP) for biodiversity to be submitted and agreed and adhered to.
29. Updated badger survey to be submitted and approved.
30. Biodiversity enhancement scheme to be submitted (bat boxes, bird boxes, log/rubble piles, insect houses, hedgehog holes, approved and carried out.
31. External lighting to be submitted and approved and to be carried out in accordance with.
32. Access arrangements to be implemented in full.
33. Highway improvement scheme, Stage 1 Road Safety Audit, Designers Response required for Station Road/Coventry Road/Leicester Road mini-roundabout. Scheme to be available prior to occupation of any dwelling.
34. Construction traffic management plan to be submitted, agreed and construction carried out in accordance with.
35. Measures and incentives from Travel Plan to be implemented in full at first occupation.

32. 25/1080/RM - LAND SOUTH OF HINCKLEY ROAD, LEICESTER FOREST EAST

Considered - Report of the Senior Planning Officer.

25/1080/RM

Reserved matters approval (appearance, landscaping, layout and scale) for the demolition of buildings and the erection of 145 new dwellings (Use Class C3) and associated infrastructure pursuant to outline planning application ref: 24/0615/OUT.

Land south of Hinckley Road, 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 Chairperson allowed the following to give a 5 minute presentation:

- Sally Smith - Applicant

DECISION

Application 25/1080/RM is approved subject to the following conditions:

Conditions:

1. Development to be carried out in accordance with the approved plans
2. Submission of further details of materials (use of reclaimed bricks, brick bond, roofing and courtyard surfacing, windows, doors, rooflights) for plots 144 and 145 (courtyard dwellings) and their boundary walls
3. Permitted development rights to be removed for enclosures within the courtyard.
4. Permitted development rights to be removed for residential extensions, outbuildings and alterations to the roof, including conversion of garage (Plots 144 and 145 (courtyard dwellings)).
5. Permitted development rights removed for fencing/gates/enclosures forward of the dwelling.
6. Implementation and maintenance of landscaping.
7. Parking and turning facilities to be provided in accordance with plans.
8. No windows to overhang the highway.

33. 25/0999/FUL - LAND TO NORTH OF CEMETERY, FOREST ROAD, HUNCOTE

Considered - Report of the Senior Planning Officer.

25/0999/FUL

Erection of 47 dwellings with landscaping, open space, access works and associated infrastructure.

Land to North of Cemetery, Forest Road, 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 Chairperson allowed the following to give a 5 minute presentation:

- Mr Stuart Bacon – Huncote Parish Council Clerk

DECISION

That application 25/0999/FUL is refused for the following reasons:

Reasons:

1. The proposed development would reintroduce significant built development beyond the 'soft' edge of the settlement formed by Huncote Cemetery by removing the established historic boundary between the built-up area and countryside on the western side of Forest Road. In addition, the complete and permanent destruction of ridge and furrow agricultural land, would result in an unacceptable level of harm to the character and understanding of the landscape. The perceived benefits of the proposed development are not considered to outweigh this level of adverse harm and the development is therefore considered to be contrary to Policies CS1, CS5, CS18, of the Blaby District Local Plan (Core Strategy) Development Plan Document (2013), Policy DM2 of the Blaby District Local Plan (Delivery) Development Plan Document (2019) and Policies FV6 and FV8 of the Fosse Villages Neighbourhood Plan (2021) and in accordance with paragraphs 11(d) and 216 of the National Planning Policy Framework (2024).
2. The proposed development, by reason of its layout, would result in development which fails to achieve high quality design, contrary to Policy CS2 of the Blaby District Local Plan (Core Strategy) Development Plan Document (2013), Policy DM2 of the Blaby District Local Plan (Delivery)

Development Plan Document (2019) and Policy FV6 of the Fosse Villages Neighbourhood Plan (2021).

3. The application fails to demonstrate that a suitable drainage strategy can be achieved and that the development would not increase flood risk on-site or elsewhere, contrary to Policy CS22 of the Blaby District Local Plan (Core Strategy) Development Plan Document (2013).
4. The application fails to demonstrate the impact of the development on great crested newts and that it would not result in harm to a protected species or Page 121that appropriate mitigation can be secured, contrary to Policy CS19 of the Blaby District Local Plan (Core Strategy) Development Plan Document (2013) and The Conservation of Habitats and Species Regulations (2017).

34. 26/0231/FUL - LAND SOUTH OF Lychgate Lane, Aston Flamville, LE10 3AQ

Considered - Report of the Development Services and Enforcement Manager.

26/0231/FUL

Retrospective change of use of land as a residential caravan site, comprising 10 Gypsy and Traveller pitches accommodating a total of 10 static caravans/mobile homes, installation of hardstanding, construction of earth bunding and installation of package sewage treatment plant

Land South Of Lychgate Lane, Aston Flamville LE10 3AQ

A motion to defer the application was proposed by Cllr. Terry Richardson and seconded by Cllr. Roy Denney. The motion was later withdrawn, and a proposal to approve the application was made by Cllr. Nigel Grundy and seconded by Cllr. Mark Jackson.

This was subject to the inclusion of a plans condition and a timing on the implementation of the landscaping scheme.

DECISION

Application 26/0231/FUL is approved subject to the following conditions:

Conditions:

1. Site shall not be occupied by any persons other than gypsies and travellers as defined by guidance.
2. No more than 10 pitches approved.
3. Detailed soft and hard landscaping scheme to be provided.
4. Landscaping scheme shall be carried out within one year of completion of the development.
5. No commercial activities shall take place on the land.
6. No external lighting shall be installed on the site until details (including luminance levels and measures provided.

7. Within one month of the decision hereby permitted, full until details of a scheme for foul and surface water drainage has been submitted to, and approved.

THE MEETING CONCLUDED AT 6.42 P.M.