

PLANNING COMMITTEE

Minutes of a meeting held at the Council Offices, Narborough

THURSDAY, 3 SEPTEMBER 2026

Present: -

Cllr. Lee Breckon JP (Chairperson)

Cllr. Tony Deakin

Cllr. Roy Denney

Cllr. Helen Gambardella

Cllr. Richard Holdridge

Cllr. Mark Jackson

Cllr. Les Phillimore

Cllr. Bob Waterton

Substitute: -

Cllr. Nigel Grundy (In place of Cllr. Terry Richardson)

Officers present:-

Jonathan Hodge	- Assistant Director - Planning & Strategic Growth
Stephen Dukes	- Strategic Growth Manager
Helen Wallis	- Senior Planning Officer
James Felton	- Locum Planning Solicitor
Sandeep Tiensa	- Senior Democratic Services & Scrutiny Officer
Avisa Birchenough	- Democratic & Scrutiny Services Officer
Lucy Davies	- Governance Administrator

Apologies:-

Cllr. Terry Richardson

1. DISCLOSURES OF INTEREST

No disclosures were received.

2. MINUTES

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

3. 26/0205/VAR UNIT 10/11, FOSSE PARK WEST, GROVE WAY, LEICESTER

Considered – Report of the Strategic Growth Manager.

26/0205/VAR

Variation of conditions 1 and 2 of planning permission 24/0117/VAR to facilitate the subdivision of the unit to create 2 no. separate retail units and increase the number of units in the retail terrace from 8 to 9.

Unit 10/ 11 Fosse Park West, Grove Way, Enderby, Leicestershire, LE19 1HZ

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:

- Craig Blatchford – Agent

DECISION

That application 26/0205/VAR be approved subject to the following conditions:

Conditions:

1. Approved plans condition (amended to refer to new drawings for subdivision of Unit 10/ 11).
2. Main terrace limited to 9 units (increased from 8 units), only Units 3a and 3b permitted to be less than 393 sq m and only 6 units permitted to be less than 929 sq m (increased from 4 units).
3. Units 1 and 12 shall not be amalgamated with other units or subdivided.
4. Limit of 5,997 sq m gross external ground floor area for main retail terrace.
5. Limit of 4,302 sq m for mezzanine floorspace in main retail terrace.
6. Units 1 and 12 limited to Class E(a).

7. Units 2, 14 and 15 limited to Class E(b) and limits on floor space for each unit.
8. Limit of 5,422 sq m for Unit 1 and limit of 3,537 sq m for ground floor area.
9. Limit of 6,689 sq m for Unit 12 and limit of 2,871 sq m for ground floor area.
10. No more than 5% of any unit in E(a) use to be used for the sale of ancillary food and drink for consumption off the premises.
11. Class E(b) floorspace to be used for no other purpose.
12. Vehicular gates, etc. to service yard to be hung so as not to open outwards. Other gates, etc. to be set back a minimum of 5 metres behind the highway boundary.
13. Minimum of 881 car parking spaces to be retained in perpetuity.
14. Landscaping scheme to be retained and any trees, etc. which die or are removed to be replaced within 5 years of original planting.
15. Lighting scheme to be retained in perpetuity.

4. **25/0758/FUL ADULT EDUCATION CENTRE, TOWNSEND ROAD, ENDERBY, LEICESTER**

Considered – Report of the Senior Planning Officer.

25/0758/FUL

Change of use of land and erection of Primary Care Building (Health Centre) with pharmacy. Proposed new access and parking area. External works including hardstanding, landscaping, cycle and bin store and proposed fencing.

Adult Education Centre, Townsend Road, Enderby, Leicester, Leicestershire, LE19 4PG

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. Cheryl Cashmore – Ward Member
- Alessandro Caruso – Agent

DECISION

That application 25/0758/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:

Section 106 Contributions:

1. On-site biodiversity net gain, management and monitoring provisions and related monitoring contribution (if necessary and justified).
2. Travel Plan monitoring fee of £6,000 for Leicestershire County Council's (LCC) Travel Plan Monitoring System.
3. Appointment of a Travel Plan Co-ordinator
4. Provision of six-month bus passes, one per employee.
5. A £7,500 contribution toward the consultation process for the installation of waiting restrictions on George Street, Enderby.

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

Conditions:

1. Statutory time period condition (3 years)
2. Development to be built in accordance with approved plans and documents.
3. Materials (samples to be submitted and approved)
4. Details of all external plant and machinery to be submitted, approved and implemented and maintained in accordance with agreed scheme.
5. Details of waste storage management, approved and implemented.
6. Details of finished floor levels to be submitted and approved.
7. Obscured glazing to be installed on first floor windows of western elevation and retained
8. Soft and hard landscaping to be submitted, implemented and maintained for five years (including details of site levels and boundary treatments).
9. Development to be carried out in accordance with the approved Arboricultural Method Statement.
10. Tree planting to be carried out in accordance with submitted details.
11. Construction environmental management plan for biodiversity (CEMP: Biodiversity) to be submitted, approved and adhered to during construction.
12. Biodiversity enhancement strategy to be submitted, approved and implemented and retained thereafter.
13. Wildlife sensitive lighting design scheme to be submitted, approved and any lighting implemented in accordance with the agreed scheme with no alterations permitted.
14. Details of surface water drainage scheme to be submitted, approved and implemented prior to first use.
15. Details of management of surface water drainage during construction to be submitted, approved and implemented.
16. Details of maintenance of surface water drainage system to be submitted, approved and adhered to in perpetuity.
17. Construction method statement to be submitted, approved and adhered to.
18. Construction traffic management plan to be submitted, approved and adhered to.
19. Access arrangements to be implemented prior to development being operational.
20. No gates within 6m of the highway boundary.
21. Off-site highway works to be implemented prior to development being operational.
22. Travel plan measures to be implemented.
23. Parking and turning to be implemented prior to development being operational.
24. Cycle parking to be implemented prior to development being operational.

25. No tree/shrub planting within 1m of public right of way.
26. Restricted hours of operation 08:00 to 18:30 Mondays to Saturdays, no Sundays or Bank Holidays.
27. Building to be used as a primary care health centre only and no other Class E use.
28. Pharmacy to be ancillary to primary care health centre.
29. Details of CCTV to be submitted and approved prior to its installation.
30. Existing access off George Street to be permanently closed.

THE MEETING CONCLUDED AT 5.34 P.M.