

PLANNING COMMITTEE

Minutes of a meeting held at the Council Offices, Narborough

THURSDAY, 12 JANUARY 2023

Present:-

Cllr. Louise Richardson (Chairman)
Cllr. Nick Chapman (Vice-Chairman)

Cllr. Roy Denney
Cllr. Chris Frost

Cllr. Trevor Matthews
Cllr. Christine Merrill

Cllr. Mike Shirley
Cllr. Bev Welsh

Substitute:-

Cllr. Janet Forey (In place of Cllr. Cheryl Cashmore)

Officers present:-

Cat Hartley	- Planning & Strategic Growth Group Manager
Kristy Ingles	- Development Services Manager
Ian Davies	- Development Services Team Leader
Charles Ebdon	- Senior Planning Officer
Linda Durham	- Solicitor
Nicole Cramp	- Democratic & Scrutiny Services Officer
Isaac Thomas	- Democracy Support Officer

Apologies:-

Cllr. Sam Maxwell

1. **DISCLOSURES OF INTEREST**

No disclosures were received.

2. **MINUTES**

The minutes of the meeting held on 15 December 2022, as circulated, were approved and signed as a correct record.

3. **APPLICATIONS FOR DETERMINATION**

Considered – Report of the Development Services Team Leader.

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22/0248/OUT

Outline planning application for the development of up to 58 new residential units with associated landscaping, parking and vehicular access (All Matters Reserved). Land Off Wardens Walk, Leicester Forest East.

Public Speaking

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

- Jackie Jordan – Objector
- Ben Thomas – Applicant/ Agent

DECISION

THAT APPLICATION 22/0248/OUT BE APPROVED SUBJECT TO THE APPLICANTS FIRST ENTERING INTO A S106 AGREEMENT TO SECURE THE FOLLOWING:

1. 25% Provision of Affordable Housing
2. Secondary Education
3. Library facilities
4. Contributions toward civic amenity and waste facilities
5. Healthcare facilities
6. Contributions or provision of open space provision/enhancement
7. Contributions towards, travel packs, travel plan monitoring and bus pass provision
8. S106 Monitoring contributions – District and County Councils

AND SUBJECT TO THE FOLLOWING CONDITIONS:

1. Statutory outline time limit
2. Reserved Matters details to be submitted
3. In accordance with approved plans
4. No approval to illustrative layout
5. Development restricted to a maximum of 2.5 storey development only.
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. Noise assessment to be submitted as part of the Reserved Matters submission and subsequently agreed. Development to be implemented in accordance with any recommendations.

10. Construction Management Plan to be submitted as part of the Reserved Matters submission and subsequently agreed and adhered to during development.
11. Finished floor levels to be submitted and agreed and adhered to.
12. Details of external lighting to public areas to be submitted and agreed and adhered to.
13. Landscaping Management Plan to be submitted and agreed and adhered to.
14. Arboricultural Impact Assessment and Method Statement including tree protection measures to be submitted to and agreed and adhered to.
15. Approved landscaping scheme shall be carried out.
16. Biodiversity Management Plan for all retained and created habitats, including SuDs, to be submitted and agreed and adhered to.
17. Scheme for the provision and management of Biodiversity Net Gain on or off site to be submitted to and agreed and implemented.
18. Development shall be carried out in accordance with the submitted Ecology report.
19. Details for the provision and management of a minimum 5 – 10 m buffer zone along western boundary hedgerow and tree line to be submitted to and agreed and adhered to.
20. All existing protected trees and boundary hedges shall be retained and protected during construction.
21. Surface water drainage scheme to be submitted and agreed and implemented.
22. Foul water drainage scheme to be submitted and agreed and implemented.
23. Details for the long-term management and maintenance of the surface water drainage scheme to be submitted and agreed and implemented.
24. Infiltration testing to be carried out.
25. Programme of archaeological work to be completed, submitted and agreed and implemented.
26. Historic Buildings Investigation/Recording and an Options Appraisal for the existing buildings of the site to be completed and submitted as part of the Reserved Matters submission and subsequently implemented.
27. Phase II Intrusive Ground Investigation Report to be submitted and agreed and recommendations implemented.
28. Scheme to address the management and/or safe disposal of asbestos to be submitted and agreed and adhered to.
29. Unidentified contamination remediation strategy to be agreed.
30. Travel Plan to be submitted to and agreed and adhered to.
31. The submission of a detailed scheme for the site access and highway improvements.
32. Details of development to comply with LCC design standards.
33. Drainage to be provided within the site such that surface water does not drain into the public highway including private access drives.
34. A waste collection strategy to be submitted and agreed as part of any Reserved Matters application.

THE MEETING CONCLUDED AT 5.10 P.M.