

PLANNING COMMITTEE

Minutes of a meeting held at the Council Offices, Narborough

THURSDAY, 7 SEPTEMBER 2023

Present:-

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

Cllr. Cheryl Cashmore
Cllr. Tony Deakin

Cllr. Richard Holdridge
Cllr. Dillan Shikotra

Cllr. Bob Waterton
Cllr. Bev Welsh

Substitute:-

Cllr. Janet Forey (In Place of Cllr. Neil Wright)

Officers present:-

Kristy Ingles	- Development Services Manager
Ian Davies	- Development Services Team Leader
Helen Wallis	- Senior Planning Officer
Charlene Hurd	- Senior Planning Officer
Sandeep Tiensa	- Senior Democratic Services & Scrutiny Officer
Nicole Cramp	- Democratic & Scrutiny Services Officer
Isaac Thomas	- Democracy Support Officer

Apologies:-

Cllr. Neil Wright

84. DISCLOSURES OF INTEREST

Cllr. Richard Holdridge	- 23/0271/HH, Peatling Road, Countesthorpe
Nature of Interest	- Disclosable Pecuniary Interest

- | | |
|---------------------------|--|
| Extent of Interest | - Cllr. Holdridge owns the property under consideration in Item 23/0271/HH. Cllr. Holdridge will leave the room before this item is discussed. |
| Cllr. Bob Waterton | - 23/0514/FUL, 1 Little Masons Close, Thorpe Astley, Braunstone Town. |
| Nature of Interest | - Other Registerable Interest |
| Extent of Interest | - Cllr. Waterton is the Chairman of the Braunstone Town Council Planning and Environmental Committee. Cllr. Waterton has arrived at the meeting with an open mind and will take part in the discussion and vote on the item. |

85. MINUTES

The minutes of the meeting held on 29 June 2023, as circulated, were approved and signed as a correct record.

86. APPLICATIONS FOR DETERMINATION

Cllr. Dillan Shikotra announced to the Committee that as he was unable to attend the site visit, he will participate in the discussion but not vote on the applications as listed in the agenda.

Cllr. Richard Holdridge, having earlier declared a pecuniary interest, left the meeting before this item was considered.

Considered – Report of the Senior Planning Officer.

23/0271/HH

Single storey front extensions to form garage. New outbuilding in rear garden.

30 Peatling Road, Countesthorpe, Leicestershire, LE8 5RD

DECISION

THAT APPLICATION 23/0271/HH BE APPROVED SUBJECT TO THE IMPOSITION OF THE FOLLOWING CONDITIONS:

1. 3-year condition.
2. Approved plans.
3. External materials as per the application form.
4. The occupation of the outbuilding shall be ancillary to the residential occupation of the main dwelling. It shall not be occupied as a separate living unit nor, business unit and should not be sold, let or otherwise disposed of.

Considered – Report of the Senior Planning Officer.

23/0514/FUL

Favour Health Ltd

**Change of use from C3 (Dwellinghouses) to C2 (Residential Institutions)
to allow use as a Children's Home**

**1 Little Masons Close, Thorpe Astley, Braunstone Town, Leicestershire,
LE3 3TE**

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. Alex DeWinter – Ward Member
- Steve O'Hare – Objector

DECISION

THAT APPLICATION 23/0514/FUL BE REFUSED FOR THE FOLLOWING REASONS:

1. The District Planning Authority considers that the use of the premises for a Class C2 Childrens Home would result in undue noise and general disturbance affecting nearby residents, which would be contrary to Policy DM1 of the Blaby District Local Plan (Delivery) Development Plan Document (Feb 2019).
2. Furthermore, the District Planning Authority does not consider that the off-street car parking available to serve this use is sufficient to cater for all the staff and visitors to the site which would give rise to indiscriminate on-street car parking in the vicinity of the junction between Little Masons Close and Burchnall Road which would be contrary to the best interests of highway safety and this would be contrary to Policy DM8 of the Blaby District Local Plan (Delivery) Development Plan Document (Feb 2019).

Considered – Report of the Development Services Team Leader.

Hamdon Gate Developments

23/0546/FUL

Erection of Industrial / Warehouse building (Class E (g) iii / B2 / B8) with ancillary offices, together with new access, and associated parking, servicing, landscaping and retaining walls (revised scheme to 22/0356/FUL).

Plot 20 Optimus Point, Land off Optimus Way, Glenfield

DECISION

THAT APPLICATION 23/0546/FUL BE APPROVED SUBJECT TO THE IMPOSITION OF THE FOLLOWING CONDITIONS:

1. Time limit.
2. Approved plans.
3. Materials as specified.
4. Approved landscaping to be carried out.
5. Approved sustainable drainage strategy to be implemented.
6. Details of surface water management during construction to be submitted.
7. Approved finished floor levels to be implemented.
8. Lighting scheme and CCTV provision to be agreed and subsequently implemented.
9. Reporting of unexpected contamination.
10. Approved Construction Method Statement to be implemented.
11. Any external storage of goods, equipment or materials to be agreed.
12. No external plant or machinery etc to be installed without planning permission.
13. No outdoor working/fabrication/manufacturing.
14. New access to be constructed in accordance with approved plans prior to first occupation/use of the building.
15. Off street HGV, car and cycle parking and associated turning facilities as shown on approved plans to be provided prior to first use and thereafter retained.
16. Access roads to be hard surfaced prior to use and maintained.
17. Unit specific Travel Plan to be submitted and approved and implemented in accordance with the approved Site Wide Travel Plan.
18. Ecological safeguarding recommendations as set out in submitted Ecology Report to be adhered to throughout construction phase.
19. The unit shall be restricted to uses and activities falling within Classes E(g) iii, B2 and B8 with ancillary offices only.

Considered – Report of the Development Services Team Leader.

Everyone Active

23/0560/FUL

Extension to existing car park to create 50 additional car parking spaces.

Enderby Leisure Centre, Mill Lane, Enderby.

DECISION

THAT APPLICATION 23/0560/FUL BE APPROVED SUBJECT TO THE IMPOSITION OF THE FOLLOWING CONDITIONS:

1. Time limit.
2. Approved plans.
3. Materials as specified.
4. Tree protection measures to be undertaken for retained trees.

The following condition was added to the list of conditions set out in the agenda:

5. Prior to first use of the extended car park, a scheme shall be submitted to and approved by the District Planning Authority showing replacement tree planting within the wider Leisure Centre Site, and those trees shall be planted within the next available planting season and thereafter retained/replaced for a minimum period of 5 years.

THE MEETING CONCLUDED AT 6.10 P.M.