

PLANNING COMMITTEE

Minutes of a meeting held at the Council Offices, Narborough

THURSDAY, 30 NOVEMBER 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

Cllr. Neil Wright

Officers present:-

Louisa Horton	- Corporate Services Group Manager & Monitoring Officer
Cat Hartley	- Planning & Strategic Growth Group Manager
Ian Davies	- Development Services Team Leader
Katie Brooman	- Elections and Governance Manager
Nicole Cramp	- Democratic & Scrutiny Services Officer
Isaac Thomas	- Democracy Support Officer

177. DISCLOSURES OF INTEREST

Cllr. Lee Breckon	- 20/1346/FUL, Land To East Of Grange Drive And South Of Enderby Road, Whetstone
Nature of Interest	- Disclosable Pecuniary
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 decision-maker and the Parish Council does not have an interest in the decision as it is not their application. Cllr. Lee Breckon has arrived at the meeting with an open mind and will take part in the discussion and vote on the item.

178. MINUTES

The minutes of the meeting held on 5 October 2023, as circulated, were approved and signed as a correct record.

179. APPLICATIONS FOR DETERMINATION

Considered – Report of the Development Services Team Leader.

20/1346/FUL

Venture Properties Group

Proposed development comprising the erection of 4 buildings (4186 sq.m total) to house 18 small scale employment starter units (Use Classes E (G) (II) and (III) and B8) and creation of new vehicular and pedestrian access to Enderby Road with associated parking and biodiversity measures and landscape provision.

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:

- Natalie Forster – At the request of Ms Forster, her objection was read out to the Committee by a Council Officer on her behalf.

DECISION

THAT APPLICATION 20/1346/FUL BE REFUSED FOR THE FOLLOWING REASONS:

1. The proposed development is located in an area identified as a strategic area of Green Wedge where employment development is not considered to be an appropriate use. Furthermore, the site is located outside the built up area of Whetstone, adjacent to the strong defensible boundary of the disused Great Central railway line. The District Planning Authority considers that the proposed development would represent an unwarranted intrusion of urban development beyond the well-defined edge of the settlement and would cause significant harm to the character and appearance of the landscape contrary to Policy CS16 of the Blaby District Local Plan (Core Strategy) Development Plan Document (2013) and Policy DM2 of the Blaby District Local Plan (Delivery) Development Plan Document (Feb 2019).

2. The application site contributes towards the open setting and views of the principal elevation of Whetstone Grange, a Grade II listed farmhouse. The land surrounding Whetstone Grange acts as a visual reminder of the original, fundamental relationship and association between the designated heritage asset and the agricultural land that supported it. It is considered that the proposed development would affect the setting of Whetstone Grange and would thus cause harm to the significance of this designated heritage asset contrary to the policies of the NPPF and Policy CS20 of the Blaby District Local Plan (Core Strategy) Development Plan Document (2013) and Policy DM12 of the Blaby District Local Plan (Delivery) Development Plan Document (Feb 2019).
 3. The design of the proposed development by reason of its linear nature does not take any meaningful opportunity to present a “fair face” to the surrounding land and roads, and is poorly integrated with the existing settlement in terms of connections and proximity to existing facilities. Accordingly, the proposal is not considered to comply with the aims of securing high quality integrated design as required by Policy CS2 of the Blaby District Local Plan (Core Strategy) Development Plan Document (2013) and the National Planning Policy Framework.
 4. The applicant has failed to satisfactorily demonstrate that the development will provide net-gains in biodiversity through the submission of net-gain calculations. Accordingly, the application as it currently stands is contrary to Policy CS19 of the Blaby District Local Plan (Core Strategy) Development Plan Document (2013) and contrary to the advice contained within the National Planning Policy Framework.
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Considered – Report of the Major Schemes Officer

21/1497/FUL

**Mr Martin Ward, Mather Jamie for Trustees of ERB Drummond
(Deceased)**

Restoration and Conversion of Abbey Farm site and buildings for 7 dwellings (6 net) and offices under use classes C3 and E(g)(i) and (ii) respectively, demolitions and new building works, laying out of the site including access works, surface and foul water drainage and package plant, parking areas, waste bin storage areas, pedestrian routes, screen walls and landscaping, including a new pond, tree and hedge planting and removals.

This application was deferred to the next Planning Committee being held on 11 January 2024.

Considered – Report of the Development Services Team Leader.

23/0091/FUL

Mrs Jacqueline Jackson

Demolition of 5 and 7 Groby Road and erection of a 74 bed care home (Use Class C2) with associated access, parking, landscaping and infrastructure.

5 And 7 Groby Road, Glenfield

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:

- Jacqueline Jackson – Applicant

DECISION

THAT APPLICATION 23/0091/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 developer contributions:

- **Travel Packs.**
- **Employee Bus Passes.**
- **NHS contribution towards local GP practices**

AND SUBJECT TO THE IMPOSITION OF THE FOLLOWING CONDITIONS:

1. Statutory time limit.
2. List of approved plans.
3. Materials to be agreed.
4. Approved landscaping to be implemented and retained.
5. Finished floor levels to be agreed and implemented.
6. Archaeological survey work/trenching etc to be undertaken in accordance with a Written Scheme of Investigation to be submitted.
7. Arboricultural Impact Assessment to be submitted, agreed and implemented to identify tree protection measures.
8. External lighting details and CCTV to be submitted and agreed.
9. Construction Method Statement to be submitted, agreed and subsequently adhered to.
10. Additional protected species surveys to be undertaken prior to development commencing, and any mitigation works identified to be

- undertaken.
11. Approved BNG measures identified in the BNG Assessment Report and shown on the approved landscaping drawings to be undertaken and subsequently retained thereafter.
 12. Provision of a Construction Ecological Management Plan to safeguard nearby ecological sensitive areas and on-site species/habitats.
 13. Odour assessments to be undertaken on request and results submitted.
 14. Timings of deliveries to site restricted in accordance with Noise Impact Assessment.
 15. Prior to its construction, details of the proposed substation to submitted and agreed.
 16. New access to be constructed in accordance with the submitted plans prior to first occupation.
 17. Vehicular visibility splays of 2.4m x 120m to be provided at site access.
 18. Pedestrian visibility splays to be provided.
 19. Existing accesses to be closed within one month of new access being provided.
 20. No gates or barriers to be erected to the site access.
 21. Car parking and servicing areas to be provided as shown on the submitted drawings.
 22. Secure cycle parking to be provided in accordance with details to be submitted and agreed.
 23. No surface drainage into the highway.
 24. Submitted Travel Plan to be implemented.
 25. Details of surface water management on site during construction to be submitted and agreed.
 26. Details of surface water drainage scheme to be submitted, agreed and implemented.

THE MEETING CONCLUDED AT 5.31 P.M.