

PLANNING COMMITTEE

Minutes of a meeting held at the Council Offices, Narborough

THURSDAY, 7 MARCH 2024

Present:-

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

Cllr. Richard Holdridge
Cllr. Bob Waterton

Cllr. Bev Welsh
Cllr. Neil Wright

Cllr. Susan Findlay
Cllr. Janet Forey

Substitute:-

Cllr. Janet Forey (In place of Cllr. Dillan Shikotra)
Cllr. Susan Findlay (In place of Cllr. Cheryl Cashmore)

Officers present:-

Cat Hartley	- Planning & Strategic Growth Group Manager
Kristy Ingles	- Development Services Manager
Charles Ebdon	- Senior Planning Officer
Linda Durham	- Solicitor
Nicole Cramp	- Democratic & Scrutiny Services Officer

Apologies:-

Cllr. Cheryl Cashmore, Cllr. Tony Deakin and Cllr. Dillan Shikotra

1. DISCLOSURES OF INTEREST

Cllr. Mike Shirley	- 20/1461/FUL, Land West Of, Bumble Bee Lane, Sharnford.
Nature of Interest	- Other Registerable Interest
Extent of Interest	- When this application was submitted three years ago I, as the previous Chairman of Sharnford Parish Council together with the previous Chairman of Wigston Parva Parish Meeting submitted the objection to

this application on behalf of Sharnford Parish Council. The current proposal is substantially different to the original, so I am now able to view this application with an open mind.

2. MINUTES

The minutes of the meeting held on 8 February 2024, as circulated, were approved and signed as a correct record.

3. APPLICATIONS FOR DETERMINATION

Considered – Report of the Senior Planning Officer.

20/1461/FUL

Change of use of agricultural land to residential (use class C3) to accommodate the construction of a detached dwelling with associated works including a new access and track, landscaping, pond and orchard creation, and installation of Photovoltaic panels.

Land West Of, Bumble Bee Lane, Sharnford

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:

- Mr Alan Smith - Objector
- Mr Lee Staniforth - Applicant

DECISION

THAT APPLICATION 20/1461/FUL BE APPROVED SUBJECT TO THE IMPOSITION OF THE FOLLOWING CONDITIONS:

1. 3-year time limit.
2. In accordance with approved plans.
3. Details of all external materials (including source) to be agreed.
4. Finished floor levels to be carried out in accordance approved plans.
5. Approved Landscaping scheme shall be carried out and retained in accordance with approved details.

6. Biodiversity Enhancement and Management Plan to be submitted to and agreed and adhered to.
7. Construction Environmental Management Plan to be submitted to and agreed and adhered to.
8. Construction Management Plan to be submitted to and agreed and adhered to.
9. Details of external lighting to be submitted and agreed and adhered to.
10. Details of plant machinery to be submitted and agreed and adhered to.
11. Details of foul and surface water drainage and treatment to be submitted and agreed and adhered to.
12. Final details of the “off-grid” and renewable energy features to be submitted prior to development commencing, and to be subsequently implemented in accordance with an agreed timescale.
13. Details of any additional land contamination found on site during construction to be submitted and subsequently remediated.
14. Permitted Development rights removed for extensions, alterations, additions & outbuildings.
15. No demolition/development shall take place until a programme of archaeological work to be completed, submitted and agreed and implemented.
16. Development to be carried out in accordance with Arboricultural Impact Assessment and Method Statement and tree protection plan.
17. All existing protected trees and boundary hedges shall be retained.
18. All existing protected trees and boundary hedges shall be retained and protected during construction in accordance with the approved details.
19. Access arrangements to implemented in accordance with the approved plans.
20. Parking arrangements to implemented in accordance with the approved plans. and thereafter retained in perpetuity.
21. Gradient of access drive shall not exceed 1:15 for the first 5m behind the highway boundary.
22. Drainage to be provided within the site such that surface water does not drain into the public highway.
23. The development shall be implemented in strict accordance with the submitted and approved Energy Statement.

THE MEETING CONCLUDED AT 5.37 P.M.