

PLANNING COMMITTEE

Minutes of a meeting held at the Council Offices, Narborough

THURSDAY, 4 APRIL 2024

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. Janet Forey

Substitute:-

Cllr. Janet Forey (In place Cllr. Neil Wright)

Officers present:-

Louisa Horton	- Executive Director - Communities and Monitoring Officer
Jonathan Hodge	- Planning & Strategic Growth Group Manager
Kristy Ingles	- Development Services Manager
Ian Davies	- Development Services Team Leader
Stephen Dukes	- Development Services Team Leader
Helen Wallis	- 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

268. DISCLOSURES OF INTEREST

- Cllr. Mike Shirley** - 22/0048/FUL, Lychgate Lane, Aston Flamville
- Nature of Interest** - Other Registerable Interest
- Extent of Interest** - Aston Flamville is part of Cllr. Shirley's ward. Cllr. Shirley has arrived at the meeting with an open mind and will take part in the discussion and vote on the item.
- Cllr. Mike Shirley** - 23/0740/FUL, Highfields Farm, Stoney Stanton
- Nature of Interest** - Other Registerable Interest
- Extent of Interest** - Cllr. Shirley was involved in the production of the Fosse Villages Neighbourhood Plan. Cllr. Shirley has arrived at the meeting with an open mind and will take part in the discussion and vote on the item.

269. MINUTES

The minutes of the meeting held on 7 March 2024, as circulated, were approved and signed as a correct record.

270. APPLICATIONS FOR DETERMINATION

Considered – Report of the Senior Planning Officer.

22/0048/FUL

Elgin Energy EsCo Ltd

Ground mounted photovoltaic solar farm with an electrical generating capacity of approximately 20MW together with associated equipment, infrastructure and ancillary works.

Land North and South of Lychgate Lane, Aston Flamville

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 Jonathan Legg – Agent

DECISION

THAT APPLICATION 22/0048/FUL BE APPROVED SUBJECT TO THE REVISED CONDITIONS SET OUT IN THE SUPPLEMENTAL AGENDA ITEM 4:

1. Statutory 3 year condition.
2. Development to be built in accordance with approved plans and documents.
3. Permission granted for a period of 40 years from first export of electricity and site decommissioned and restored after this period.
4. Decommissioning Scheme to be submitted and approved no later than 39 years from the date of the first export of electricity and implemented as approved.
5. In the event of site is no longer required for purposes of electricity generation or ceases to operate for a continuous period of 12 months prior to the expiry of the 40 year period; a Decommissioning Scheme shall be submitted and approved.
6. Prior to the commencement of development full details of final location, design, materials (including colour) and construction methods to be used for the panel arrays, substation, inverters, fencing, access tracks and CCTV cameras to be submitted and approved.
7. Landscape and Ecological Management Plan (LEMP) to be submitted to and approved and to be adhered to for the lifetime of the development.
8. Detailed scheme for landscaping the site to be submitted and approved, including details of replacement hedgerow at Parcel B access.
9. Landscaping to be completed by end of first planting season following first export of electricity from the site.
10. Biodiversity Management Plan to be submitted and approved. Strategy to be based on submitted Biodiversity Net Gain metric and consistent with approved LEMP and adhered to for lifetime of the development.
11. Development to proceed in accordance with the recommendations of the submitted Ecology Report.
12. Tree and hedges on the site to be protected in accordance with the methods outlined in Arboricultural Impact Assessment and the Tree Protection Plan and adhered to during construction and decommissioning periods.
13. Details of any external lighting to be submitted and approved prior to its installation.
14. Construction Environmental Management Plan (CEMP) to be submitted and approved and development implemented in accordance with the approved details.
15. Updated Construction Traffic Management Plan, including construction

traffic routing, to be submitted and agreed and subsequently adhered to.

16. Construction works and operation of solar farm to be carried out in accordance with the submitted Noise Impact Assessment.
17. Methodology for soil stripping, storage and replacement to be submitted and agreed.
18. Details of surface water drainage to be submitted and approved.
19. Details of management of surface water during construction to be submitted and approved.
20. Details of long-term maintenance of surface water drainage system to be submitted and approved.
21. All electrical installations to be located within Flood Zone 1.
22. Scheme for treatment of Public Rights of Way V30 and U63 to be submitted and agreed.
23. Full design details of access to Parcel B to be submitted and approved and implemented prior to construction of substations, inverters or panel arrays.
24. Visibility splays of 2.4m by 65 metres to be provided in each direction at the access to Parcel B prior to the commencement of main construction works.
25. Surfacing of access to Parcel B with hard bound materials for 15 metres behind highway boundary.
26. Highway dilapidation survey to be submitted and approved.
27. Archaeological written scheme of investigation (WSI) for a programme of Stage 1 Archaeological Evaluation to be submitted and approved and evaluation undertaken in accordance with the WSI. If required, further Stage 2 Archaeological mitigation to be undertaken in accordance with a supplementary WSI.
28. Details of sufficient design mitigation to be submitted to and approved for any development in identified Archaeological Exclusion Zones.

Considered – Report of the Senior Planning Officer

20/1373/FUL

Venture Properties Group

Erection of 13 dwellings with associated infrastructure, landscaping and access

**Land To Rear Of 27 To 45, Avon Road, Braunstone Town
Leicestershire**

Application 20/1373/FUL was deferred from consideration prior to the meeting and agreed to be reported back in due course.

Considered – Report of the Senior Planning Officer

21/1110/LBC

Venture Properties Group

Demolition of existing building

Land To Rear Of 27 To 45, Avon Road, Braunstone Town Leicestershire

Application 21/1110/LBC was deferred from consideration prior to the meeting and agreed to be reported back in due course.

Considered – Report of the Development Services Team Leader

23/0740/FUL

Clowes Developments

Proposed development comprising the erection of 4 buildings (7687 sq.m. total) to house 8 industrial/warehouse units (Use Class B2 and B8) with associated access, parking and landscaping.

Highfields Farm Enterprise Centre, Huncote Road, Stoney Stanton

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:

- Chris Stubbs – Parish Councillor

DECISION

THAT APPLICATION 23/0740/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**
- **Travel Plan Monitoring fee (£11,337.50)**

AND SUBJECT TO THE IMPOSITION OF THE FOLLOWING CONDITIONS:

1. Statutory time limit.
2. Development to be built in accordance with approved plans.

3. Materials in accordance with approved details.
4. Individual units to be constructed in accordance with the acoustic specifications outlined in the Noise Assessment.
5. Prior to commencement, Construction Method Statement to be submitted, agreed and subsequently adhered to.
6. Approved finished floor levels of Units to be implemented.
7. The Units restricted to uses and activities falling within Classes B2 and B8 only.
8. Hours of use restricted.
9. Approved landscaping to be carried out.
10. Buffer zone and bund to be provided in accordance with the submitted plans and the details contained in the Noise Assessment and thereafter retained.
11. Reporting of any unexpected contamination encountered during construction and any remedial works necessary.
12. Details of surface water management on site during construction to be submitted and agreed.
13. Surface water drainage to be implemented in accordance with submitted details.
14. Prior to development commencing the submission of a Construction Environment Management Plan for biodiversity (CEMP: Biodiversity) to safeguard nearby ecological sensitive areas and on-site species/habitats.
15. Prior to development commencing the submission of a Landscape and Ecological Management Plan (LEMP).
16. Prior to development commencing the submission of a Reasonable Avoidance Measures Method Statement (RAMMS) document.
17. Ecological measures to be implemented in accordance with recommendations set out in the approved Ecological Assessment.
18. Trees and hedges to be protected during construction.
19. No unit shall be first occupied until such time that a "Bat Friendly" external lighting scheme has been submitted to, and agreed in writing by, the District Planning Authority and subsequently implemented in accordance with those approved details.
20. Prior to installation CCTV details to be submitted and agreed.
21. No additional mezzanine levels to be installed in any unit without planning permission.
22. No subdivision of any unit hereby approved without planning permission.
23. No external plant or machinery etc. without planning permission.
24. No external work, assembly or fabrication shall be carried out.
25. Fire doors in rear of units to be kept closed unless in use during an emergency and the loading/delivery doors serving each unit shall be kept closed whilst machinery is being operated within the individual unit.
26. An amended framework Travel Plan to be submitted and agreed prior to first occupation of any unit.
27. Internal access road, off street parking (including HGV parking) and turning facilities and cycle parking to be provided in accordance with approved details.
28. No unit to be first occupied until the site access with Huncote Road (and

internal footway provision) has been constructed in accordance with the submitted details.

29. No unit to be first occupied until vehicular visibility splays provided at site access in accordance with approved plans.
30. Drainage to be provided to prevent water entering the highway.
31. No gates etc to be provided to the site access.

THE MEETING CONCLUDED AT 5.59 P.M.