

PLANNING COMMITTEE

Minutes of a meeting held at the Council Offices, Narborough

THURSDAY, 9 MAY 2024

Present:-

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

Cllr. Cheryl Cashmore
Cllr. Tony Deakin

Cllr. Richard Holdridge
Cllr. Bob Waterton

Cllr. Bev Welsh
Cllr. Neil Wright

Substitute:-

Cllr. Janet Forey (In place of Cllr. Dillan Shikotra)

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
Max Heagin	- Senior Planning Officer
Sandeep Tiensa	- Senior Democratic Services & Scrutiny Officer
Isaac Thomas	- Democracy Support Officer

Apologies:-

Cllr. Dillan Shikotra

1. DISCLOSURES OF INTEREST

Cllr. Cheryl Cashmore	-	23/0891/FUL, Former Smarties Day Nursery, West Street, Enderby
Nature of Interest	-	Other Registerable Interest
Extent of Interest	-	Cllr. Cashmore is the Ward Councillor for Enderby and a member of Enderby Parish Council, however she has not taken part in any prior discussion on the item. Cllr. Cashmore has arrived at the meeting with an open mind and will take part in the discussion and vote on the item.

2. MINUTES

The minutes of the meeting held on 4 April 2024, as circulated, were approved and signed as a correct record.

3. APPLICATIONS FOR DETERMINATION

Considered – Report of the Senior Planning Officer.

23/0891/FUL

Morro Partnerships

Erection of 21 dwellings with ancillary car parking, landscaping, drainage and amenity space including demolition of existing nursery buildings.

Former Smarties Day Nursery, West Street, Enderby

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 Giovanni Corbo – Agent

DECISION

THAT APPLICATION 23/0891/FUL BE APPROVED SUBJECT TO THE APPLICANT ENTERING INTO A SECTION 106 AGREEMENT TO ENSURE THE DWELLINGS REMAIN AS AFFORDABLE DWELLINGS AND TO SECURE THE FOLLOWING:

1. A contribution towards off-site open space provision;
2. A contribution towards healthcare provision;
3. A contribution towards library services;
4. A contribution towards education provision;
5. A contribution towards civic waste facilities;
6. Section 106 monitoring contribution

AND SUBJECT TO THE IMPOSITION OF THE FOLLOWING CONDITIONS:

1. 3 year time limit.
2. Approved plans.
3. Materials in accordance with plan.
4. Details of solar panels to be agreed and provided prior to first occupation.
5. Details of bin collection point to be agreed and provided prior to first occupation.
6. Details of cycle store to be agreed and provided prior to first occupation of plots 12, 13, 14 & 15.
7. Removal of Permitted Development rights for extensions/additions to any of the dwellings or any further buildings within their curtilages without prior approval from the District Planning Authority.
8. No further openings/windows without prior approval on side elevation of plots 1, 6 & 21.
9. Obscure glazing to bathroom windows
10. Finished floor levels and land levels to be agreed.
11. Tree & hedge protection in accordance with Arboricultural Impact Assessment.
12. Soft landscaping scheme to be submitted.
13. Landscaping scheme to be carried out and retained/replaced as necessary.
14. Land and contamination ground investigation to be agreed and to be carried out prior to commencement.
15. Provision of Construction Management Plan (to include a Traffic Management Plan and piling method statement (if applicable)) to be submitted and agreed prior to commencement.
16. Provision of pedestrian visibility splays prior to first occupation.
17. Provision of vehicular visibility splays prior to first occupation.
18. Access arrangements & removal of gates prior to first occupation.
19. Parking and turning facilities as shown to be provided prior to first occupation and retained.

20. Access road surfacing prior to first occupation.
21. No walls or gates to be erected fronting highway.
22. Foul water drainage details to be submitted.
23. Provision of surface water drainage scheme to be submitted and agreed prior to commencement.
24. Provision of details of surface water management during construction to be submitted and agreed prior to commencement.
25. Long-term maintenance plan of the surface water drainage system within the development to be submitted and approved.
26. Infiltration testing to be carried out and agreed prior to commencement.
27. Landscape Ecological Management Plan to be agreed prior to commencement then implemented prior to first occupation and monitored in accordance with approved details.
28. Provision of Bat survey prior to commencement.
29. Provision of lighting plan prior to installation.
30. Provision of Environmental Management Plan prior to commencement.
31. Badger walkover prior to commencement.
32. Submission of Biodiversity Enhancement Management Plan including landscape plan prior to commencement then implemented prior to first occupation and monitored in accordance with approved details.

Considered – Report of the Development Services Team Leader.

24/0143/FUL

Geary's Bakeries Ltd

Extension to front of existing Geary's Bakery (Class E (g) iii / B2 / B8) for additional bakery production space, together with additional car parking. Unit D, Optimus Way, Glenfield

DECISION

THAT APPLICATION 24/0143/FUL BE APPROVED SUBJECT TO THE IMPOSITION OF THE FOLLOWING CONDITIONS:

1. Time limit.
2. Approved plans.
3. Materials as specified.
4. Approved drainage strategy to be implemented.
5. Lighting scheme and CCTV provision to be agreed and subsequently implemented.
6. Approved Construction Method Statement to be implemented.
7. No additional vents, external plant or machinery etc to be installed without planning permission.
8. Off street HGV and car parking and associated turning facilities as shown

on approved plans to be provided prior to first use and thereafter retained.

THE MEETING CONCLUDED AT 5.14 P.M.