

PLANNING COMMITTEE

Minutes of a meeting held at the Council Offices, Narborough

THURSDAY, 13 JUNE 2024

Present:-

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

Cllr. Tony Deakin
Cllr. Helen Gambardella

Cllr. Ande Savage
Cllr. Bob Waterton

Cllr. Neil Wright

Substitutes:-

Cllr. Susan Findlay (in place of Cllr. Roy Denney)
Cllr. Nigel Grundy (in place of Cllr. Janet Forey)

Officers present:-

Jonathan Hodge	- Planning & Strategic Growth Group Manager
Stephen Dukes	- Development Services Team Leader
Lloyd Bird	- Principal Planning and Conservation Officer
Charles Ebdon	- Senior Planning Officer
Clementyne Murphy	- Senior Planning Officer
Gemma Dennis	- Legal Advisor
Sandeep Tiensa	- Senior Democratic Services & Scrutiny Officer
Nicole Cramp	- Democratic & Scrutiny Services Officer
Isaac Thomas	- Democracy Support Officer

Apologies:-

Cllr. Roy Denney and Cllr. Janet Forey

1. DISCLOSURES OF INTEREST

Cllr. Bob Waterton - 23/1066/OUT, Land To The West Of St Johns (B4114), Enderby

Nature of Interest - Other Registerable Interest

Extent of Interest

- Cllr. Waterton is the Chair of Braunstone Town Council's Planning and Environment Committee which has considered this application. Cllr. Waterton 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 9 May 2024, as circulated, were approved and signed as a correct record.

3. APPLICATIONS FOR DETERMINATION

The Chairman, Cllr. Lee Breckon informed Committee Members and members of the public that there was a change to the order of the agenda and that application 23/1066/OUT would be considered ahead of application 23/0624/HYB.

Considered – Report of the Senior Planning Officer

23/1066/OUT

Mather Jamie Limited for the Drummond Estate

Outline application for a commercial development consisting of the erection of warehousing with ancillary offices and gatehouses (Use Class B8) and General Industrial buildings (Use Class B2) with access off Leicester Lane, landscaping and associated infrastructure. All matters reserved, except for the access.

Land To The West Of St Johns (B4114), 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:

- Cllr. Cheryl Cashmore – Ward Member
- Cllr. Hannah Gill – Ward Member
- Cllr. Alex Romankiw – Enderby Parish Council
- Sue Wareham – Objector
- Jacqueline Jackson – Agent

DECISION

THAT APPLICATION 23/1066/OUT BE APPROVED SUBJECT TO THE APPLICANT ENTERING INTO A SECTION 106 AGREEMENT TO SECURE THE FOLLOWING DEVELOPER CONTRIBUTIONS:

- A contribution of £121,800 to upgrade the B4114/Park & Ride and B4114/Penman Way signal junctions to MOVA signal operation.
- A contribution of £263,498 towards the Desford Crossroads scheme improvement.
- Travel Packs.
- Bus Passes.
- An air quality monitoring contribution of £65,000 towards Air Quality Monitoring Station 2 (Mill Hill, Enderby) and other monitors.

AND SUBJECT TO THE IMPOSITION OF THE FOLLOWING CONDITIONS:

1. Statutory outline condition.
2. Submission of Reserved Matters – Appearance, landscaping, layout, scale.
3. Development in accordance with approved plans.
4. Use of development limited to B8 (storage and distribution) and B2 (light industrial) only, with ancillary office accommodation.
5. Phasing strategy, including details and timescale for the provision of primary infrastructure to be submitted and agreed.
6. Revised scheme of pedestrian access and highway improvements, including details of a footway/cycleway scheme from the footway access to Barr Close to the Leicester Lane / B4114 junction and crossing provision as necessary across the Park and Ride, to be submitted and agreed.
7. Design code for buildings, spaces, roads, footways/cycleways, street furniture and landscaping to be submitted and agreed.
8. Details to demonstrate how buildings will be designed and delivered to Building Research Establishment Environmental Assessment Methodology (BREEAM) certification 'excellent', to be submitted and agreed.
9. Details of a Construction Method Statement to be submitted and agreed.
10. Details of an external lighting strategy, including details of external lighting associated with any loading bays, to be submitted and agreed.
11. Reserved Matters application(s) to include details of CCTV, Gatehouses and location and material sprinkler tanks.
12. Details of any extraction, ventilation equipment and external plans and machinery (including roof and wall mounted flues and vents) to be submitted and agreed.
13. Details of seating, interpretation boards and wayfinding along the route of the Fosse Way Roman Road to be submitted and agreed.
14. Details of site boundary treatment adjacent to the M1 motorway boundary to be submitted and agreed in conjunction with National Highways.
15. Details of external lighting and building signage installation, and any details

- of building frontages, design and illumination, overlooking the motorway to be submitted and agreed in conjunction with National Highways.
16. Details of the scheme of capacity enhancements at the A563 / Meridian South roundabout, or such other scheme of capacity enhancements submitted to and approved in writing and implemented prior to occupation.
 17. Details of a scheme for the treatment of the Public Right of Way, including provision for management during construction, surfacing, width, structures, signing and landscaping, together with a timetable for its implementation, to be submitted to and agreed.
 18. Construction Traffic Management Plan to be submitted and agreed.
 19. Details of access proposals at Leicester Lane to be submitted and agreed and implemented prior to occupation.
 20. Improvement works to Lubbethorpe Way to be completed prior to occupation.
 21. Framework Travel Plan to be submitted and agreed.
 22. Public Transport Strategy, including details of bus stop flags, shelters, raised kerbs, lighting, timetable and real time information, to be submitted and agreed.
 23. All details of the proposed development shall comply with the design standards of Leicestershire County Council as contained in its current design standards document.
 24. Details of foul water and surface water drainage scheme to be submitted and agreed.
 25. Details of long-term maintenance of the surface water drainage system to be submitted and agreed.
 26. Programme of archaeological work to be undertaken in accordance with a Written Scheme of Investigation to be submitted and approved.
 27. If development does not commence within two years from the date of permission the applicant will be required to provide updates to the Ecological surveys for each phase.
 28. Construction Environmental Management Plan (CEMP) to be submitted and agreed.
 29. Biodiversity net gain assessment and improvement/management plan, including full details of all measures proposed in respect of the enhancement of the biodiversity of the area, details of future maintenance and a timetable and phasing for the implementation of the relevant measures, to be submitted and agreed.
 30. 30-year Landscape and Ecological Management Plan (LEMP), including long-term design objectives, management responsibilities and maintenance schedules for all landscaped and open space areas to be submitted and agreed.
 31. Details of a scheme for onsite ecological mitigation shall be submitted to and agreed.
 32. No site clearance shall take place between 1st March and 31st August inclusive, unless a detailed check of the site for active birds' nests has been undertaken by a qualified ecologist.

33. A plan showing all boundary hedgerows (including those within the site) to be retained including a 5m buffer zone of open space/natural vegetation, shall be submitted and agreed.
34. Landscaping planting within buffer woodland planting areas, frontage landscaping and areas adjacent to the site boundaries to be of locally native species only.
35. If any lighting associated with the operational phase of the overflows onto any retained hedgerows, the light overflow shall be minimised to a value of 1 lux or lower at the edge of the habitats.
36. Landscaping scheme for any phase of development to be carried out within one year of completion of the phases of the development and if any landscaping dies, is removed or becomes seriously damaged within 5 years it shall be replaced.
37. If unexpected contamination is encountered, an investigation and risk assessment must be undertaken with remediation strategy.
38. Details of scheme for gas pipeline and apparatus diversion to be submitted and agreed.
39. Details of a scheme for control of noise and vibration during construction to be submitted and agreed.
40. Prior to occupation of any phase of development, details of a scheme for mitigating the control of air quality impacts to be submitted and agreed. The air quality mitigation shall be implemented and maintained for the life of the development.
41. Details of a Skills and Training plan to be submitted and agreed prior to commencement.
42. No development shall commence until a badger walkover has been undertaken.
43. Prior to commencement details of a scheme for cycle parking to be submitted and agreed.
44. Submission of on-site open space management strategy.

The Chairman adjourned the meeting at 6:05pm to allow members of the public to withdraw from the Council Chamber. The Chairman reconvened the meeting at 6:15pm.

Considered – Report of the Development Services Team Leader.

23/0624/HYB

Leicestershire Partnership NHS Trust

Hybrid planning application comprising: Outline application for the construction of new wards and associated facilities with all matters except access reserved; Full application for a new service and emergency access road and associated infrastructure.

Land West Of Glenfield Hospital, Leicester 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:

- Rob Jones - Applicant

DECISION

THAT APPLICATION 23/0624/HYB BE APPROVED SUBJECT TO THE APPLICANT ENTERING INTO A SECTION 106 AGREEMENT TO SECURE THE FOLLOWING:

- Contribution for Travel Plan monitoring
- Biodiversity Net Gain provision

AND SUBJECT TO THE IMPOSITION OF THE FOLLOWING CONDITIONS:

CONDITIONS RELATING TO THE FULL PLANNING PERMISSION:

1. Development to commence within 3 years.
2. Adherence to approved plans in relation to the perimeter road.
3. Construction Method Statement/ Traffic Management Plan for construction of perimeter road to be submitted and approved and adhered to during development.
4. Archaeological Written Scheme of Investigation for construction of perimeter road to be submitted and approved and adhered to.
5. Arboricultural Method Statement for construction of perimeter road to be submitted and approved, including details of 'no dig' methodology in the vicinity of trees.
6. Lighting to perimeter road to be installed in accordance with 'External Road Lighting Layout' drawing.
7. Perimeter road drainage to be installed in accordance with approved drawings.

CONDITIONS RELATING TO THE OUTLINE PLANNING PERMISSION:

1. Application for reserved matters within 3 years and development to commence within 5 years or 2 years from approval of reserved matters.
2. Details of layout, scale, appearance and landscaping to be submitted.
3. Maximum internal gross floorspace of 12,500 square metres.
4. Development to be carried out in general accordance with Parameters Plan.
5. Existing buildings/wards being replaced to be vacated (unless a revised

- Transport Assessment approved and appropriate mitigation implemented).
6. Materials details to be submitted and approved.
 7. Site levels/ finished floor levels to be submitted and approved.
 8. Details of foul and surface water drainage to be submitted and approved.
 9. Details of management of surface water during construction to be submitted and approved.
 10. Details of SuDS/ attenuation, and long-term maintenance and management to be submitted and approved and installed.
 11. Construction Method Statement/ Traffic Management Plan for construction of building to be submitted and approved and adhered to.
 12. Amended Travel Plan to be submitted and approved and implemented.
 13. Details of new crossing point on the perimeter road, connections to car parks, and connection to County Hall site to be submitted and approved.
 14. Details of cycle parking to be submitted and approved and implemented.
 15. Archaeological Written Scheme of Investigation for construction of building to be submitted and approved and adhered to.
 16. Arboricultural Impact Assessment and Method Statement for construction of building to be submitted and approved including measures to ensure retention of retained trees.
 17. Site Waste Management Plan to be submitted and approved and adhered to.
 18. Ground Remediation Statement to be submitted and approved.
 19. Any ground remediation works to be carried out.
 20. Full details of extraction equipment/ fixed plant to be submitted and approved.
 21. Noise levels of all installed equipment to meet the recommendations in the Planning Noise Report.
 22. Updated noise survey to be carried once all fixed plant is in situ.
 23. Details of any CCTV to be submitted and approved.
 24. Construction Environmental Management Plan for biodiversity to be submitted and approved and implemented.
 25. Landscape and Ecological Management Plan to be submitted and approved. Amended Baseline BNG Metric required if additional tree removal required.
 26. Ecological enhancements recommended in Preliminary Ecological Appraisal to be indicated in the finalised landscape plans and implemented.
 27. Recommendations in updated Badger Survey (March 2024) to be adhered to. Pre-commencement walkover of the site for badgers to be undertaken.
 28. Recommendations in updated Bat Survey (April 2024) to be adhered to. Mitigation measures for bats to be submitted and approved.
 29. Updated Great Crested Newt eDNA Survey to be submitted and approved if works not carried out within 2 years of survey (by June 2025) and any recommendations to be followed.
 30. Updated Reptile Survey to be submitted and approved if works not carried out within 2 years of survey (by Sept 2024) and recommendations to be

followed.

Considered – Report of the Senior Planning Officer.

23/1067/FUL

GE Power Conversion

New testing facility building (82D) including offices and control rooms, associated battery store building, new warehouse, side extension to blocks 82B & 82C (Power Bulge), relocation of existing temporary store buildings, ancillary buildings and external works.

Unit 82, The Whittle Estate, Cambridge Road, Whetstone

DECISION

THAT APPLICATION 23/1067/FUL BE APPROVED SUBJECT TO THE IMPOSITION OF THE FOLLOWING CONDITIONS:

1. Statutory outline time limit
2. Development to be built in accordance with approved plans.
3. Materials in accordance with approved details.
4. Approved finished floor levels to be implemented.
5. Use class restriction B2/B8/E(g)(ii) with ancillary E(g)(i) use.
6. Surface water drainage details to be submitted and agreed and implemented.
7. Details of management of surface water on site during construction to be submitted and agreed and implemented.
8. Details in relation to the long-term maintenance of the surface water drainage system to be submitted and agreed and implemented.
9. Approved off-street parking and turning facilities to be provided, clearly marked and retained.
10. Prior to their installation details of additional external lighting to be submitted and agreed and implemented in accordance with approved details.
11. All existing protected trees and boundary hedges shall be retained and protected during construction.
12. No external testing, industrial or manufacturing shall be carried out.
13. No testing, industrial or manufacturing shall be carried out within specified buildings.
14. Prior to their installation details of additional external plant and machinery to be submitted and agreed and implemented in accordance with approved details.
15. In situ noise testing of plant and machinery after installation.
16. Development to be carried out in accordance with the submitted Acoustic Assessment.

17. Development to be carried out in accordance with the submitted Ground Investigation Reports.
 18. Contamination verification report to be approved.
 19. Remediation and verification of any unidentified contamination to be approved.
 20. Submission and approval of a Construction Management Plan including a Piling Method Statement.
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Considered – Report of the Senior Planning Officer.

24/0317/FUL

Mr Paul Loomes

Single storey side extension, along with change of side elevation window to a French door (Part Retrospective)

1A George 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:

- Cllr. Cheryl Cashmore – Ward Member
- Paul Loomes and Amanda Loomes – Applicants

DECISION

The Officer's recommendation to refuse the application was overturned and the application was approved for the following reason:

- Members considered that the public benefits of the development outweighed the harm to the listed building.

Subject to the approval of conditions at the next Planning Committee meeting.

Considered – Report of the Senior Planning Officer.

24/0318/LBC

Mr Paul Loomes

Single storey side extension, along with change of side elevation window to a French door (Part Retrospective)

1A George Street, Enderby, Leicester

DECISION

The Officer's recommendation to refuse the application was overturned and the application was approved for the following reason:

- Members considered that the public benefits of the development outweighed the harm to the listed building.

Subject to the approval of conditions at the next Planning Committee meeting.

THE MEETING CONCLUDED AT 7.37 P.M.