

PLANNING COMMITTEE

Minutes of a meeting held at the Council Offices, Narborough

THURSDAY, 5 SEPTEMBER 2024

Present:-

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

Cllr. Nick Brown
Cllr. Tony Deakin
Cllr. Roy Denney

Cllr. Janet Forey
Cllr. Helen Gambardella
Cllr. Ande Savage

Cllr. Ande Savage
Cllr. Neil Wright

Substitute:-

Cllr. Nick Brown (In place of Cllr. Bob Waterton)

Officers present:-

Jonathan Hodge	- Planning & Strategic Growth Group Manager
Gemma Dennis	- Corporate Services Group Manager
Kristy Ingles	- Development Services Manager
Stephen Dukes	- Development Services Team Leader
Edward Stacey	- Major Schemes Officer
Charles Ebdon	- Senior Planning Officer
Sandeep Tiensa	- Senior Democratic Services & Scrutiny Officer
Nicole Cramp	- Democratic & Scrutiny Services Officer
Isaac Thomas	- Democracy Support Officer

Apologies:-

Cllr. Bob Waterton

69. DISCLOSURES OF INTEREST

No disclosures were received.

70. MINUTES

The minutes of the meeting held on 25 July 2024 as circulated, were approved

and signed as a correct record.

71. APPLICATIONS FOR DETERMINATION

Considered – Report of the Senior Planning Officer.

23/0182/OUT

Jelson Limited

Outline planning application for the development of up to 200 dwellings including provision of public open space, associated infrastructure all matters reserved except for access.

Land Off Croft Road, Cosby

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. Jane Wolfe – Ward Member
- Cllr. Veronica Rye – Cosby Parish Council
- Mr Les Phillimore – Cosby Parish Council
- Mr Geoffrey Evans – Objector
- Mr Rob Thorley – Applicant

DECISION

THAT APPLICATION 23/0182/OUT 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:

- 25% Provision of Affordable Housing
- Primary Education
- Secondary Education (11-16)
- SEND Education
- Early Years Education
- Library facilities
- Civic amenity and waste facilities
- Health care facilities
- Contributions or provision of open space provision/enhancement
- Allotments (subject to identified need)
- Cemeteries (subject to identified need)
- Off-site sports facilities
- Contributions towards travel packs, bus pass and travel plan provision and

- monitoring
- S106 Monitoring – District and County Councils
- Police (subject to identified need)

AND SUBJECT TO THE IMPOSITION OF CONDITIONS RELATING TO THE FOLLOWING:

1. 2-year time limit for submission of reserved matters. Development to begin within 4 years of date of permission or 2 years from reserved matters approval (whichever is the latter).
2. Reserved Matters details to be submitted.
3. Development to be in accordance with approved plans
4. No approval to illustrative layout
5. Approval for a maximum of 200 dwellings only.
6. Dwellings to not exceed two and a half storeys in height
7. Provision of appropriate mix of market and affordable housing in accordance with adopted SPD.
8. Provision of a scheme for 5% of the dwellings to be accessible and adaptable homes.
9. Details of all external materials to be submitted, agreed and adhered to.
10. Details of all boundary treatments to be submitted, agreed and adhered to.
11. Details of all hard landscaping to be submitted, agreed and adhered to.
12. Construction Management Plan to be submitted, agreed and adhered to during development.
13. Details of site levels/finished floor levels to be submitted, agreed and adhered to.
14. Details of external lighting to public areas to be submitted, agreed and adhered to.
15. Arboricultural Impact Assessment and Method Statement including tree protection measures to be submitted, agreed and adhered to.
16. Ecological Constraints and Opportunities Plan (ECOP) to be submitted, agreed and adhered to.
17. 30 year Landscape Ecological Management Plan (LEMP) shall be submitted and agreed and adhered to.
18. Construction Environmental Management Plan for Biodiversity (CEMP) shall be submitted and agreed and adhered to.
19. Soft Landscaping Scheme shall be submitted and agreed and adhered to.
20. Soft Landscaping scheme to be implemented
21. Revised Bio-diversity Metric shall be submitted and agreed and adhered to.
22. Biodiversity Management Plan (BMP) shall be submitted and agreed and adhered to.
23. Reasonable Avoidance Measures (RAMS) Method Statements for

- protected species shall be submitted and agreed and adhered to.
24. All existing protected trees and boundary hedges shall be retained and protected during construction.
 25. Surface water drainage scheme to be submitted and agreed and implemented.
 26. Construction surface water drainage scheme to be submitted and agreed and implemented.
 27. Foul water drainage scheme to be submitted and agreed and implemented.
 28. Details for the long-term management and maintenance of the surface water drainage scheme to be submitted and agreed and implemented.
 29. Infiltration testing to be carried out.
 30. Programme of archaeological work to be completed, submitted and agreed and implemented.
 31. Phase I Desktop Study and Intrusive Ground Investigation Report to be submitted and agreed and recommendations adhered to.
 32. Reporting of unexpected contamination
 33. Access arrangements and traffic calming measures to be implemented in full.
 34. Offsite footway improvement work to be implemented in full.
 35. Scheme and timetable for delivery for the treatment of Public Right of Way W40, to be submitted and approved.
 36. Drainage to be provided within the site such that surface water does not drain into the public highway including private access drives.
 37. A waste collection strategy to be submitted and agreed.
 38. Details of a pedestrian crossing on Narborough Road to be submitted and agreed and implemented.
 39. Details of play equipment to be submitted and agreed and implemented.

Condition 33 was amended to include traffic calming measures and additional conditions (38 and 39) were inserted after condition 37.

Considered – Report of the Major Schemes Officer.

24/0351/VAR

Euro Property Investments Limited

**Application to vary conditions 2, 10, 11, 13, 14, 17 & 26 and
remove condition 8 of planning application 23/0234/FUL.**

Land To The West Of Autoglass Ltd, Meridian North, Braunstone Town.

DECISION

**THAT APPLICATION 24/0351/VAR BE APPROVED SUBJECT TO THE
IMPOSITION OF CONDITIONS RELATING TO THE FOLLOWING:**

1. Time limit – to match the time left on the original permission.
2. Approved plans.
3. Materials as specified.
4. Landscaping to be carried out in accordance with approved plan and retained/replaced as necessary.
5. The surface water drainage scheme to be carried out as approved under 24/0492/DOC.
6. The construction phase surface water management scheme to be carried out as approved under 24/0492/DOC.
7. The long-term maintenance of the surface water drainage system to be carried out as approved under 24/0492/DOC.
8. Boundary fencing and gate to be carried out in accordance with the submitted details.
9. Bin store to be carried out in accordance with the submitted details.
10. The Construction Method Statement to be carried out as approved under 24/0492/DOC.
11. The cycle storage to be carried out in accordance with the submitted details.
12. New access to be constructed in accordance with approved plans prior to first occupation/use of the building.
13. Provision of pedestrian visibility splays prior to first occupation/use of the building.
14. Provision of vehicular visibility splays prior to first occupation/use of the building.
15. Off street car and HGV parking and associated turning facilities as shown on the approved plans to be provided prior to first use and thereafter retained.
16. No internal mezzanine or provision of first floor over the warehouse.
17. No outdoor working/fabrication/manufacturing.
18. Any external storage of goods, equipment or materials to be agreed.
19. No external plant or machinery etc to be installed without planning permission.
20. Any CCTV provision to be agreed and subsequently implemented.
21. Lighting scheme prepared by suitable ecologist to be agreed prior to first installation.
22. Details of a Reasonable Avoidance Measure Method Statement and Ecological Clerk of Work to oversee vegetation removal in relation to protected species to be secured.
23. No removal of vegetation during bird breeding season and checks for birds during removal.
24. Landscape Ecological Management Plan to be agreed prior to commencement then implemented prior to first occupation and monitored in accordance with approved details.
25. The unit shall be restricted to uses and activities falling within Classes

E(g) ii and Classes E(g) iii, B2 and B8 with ancillary offices only.

Condition 8 ('Archaeological trial trenching in accordance with the Written Scheme of Investigation approved under 24/0189/DOC') was removed with the conditions renumbered accordingly.

THE MEETING CONCLUDED AT 6.03 P.M.