

PLANNING COMMITTEE

Minutes of a meeting held at the Council Offices, Narborough

THURSDAY, 3 OCTOBER 2024

Present:-

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

Cllr. Tony Deakin
Cllr. Roy Denney
Cllr. Janet Forey

Cllr. Helen Gambardella
Cllr. Ande Savage
Cllr. Bob Waterton

Cllr. Neil Wright

Officers present:-

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| Jonathan Hodge | - Planning & Strategic Growth Group Manager |
| Kristy Ingles | - Development Services Manager |
| Stephen Dukes | - Development Services Team Leader |
| Helen Wallis | - Senior Planning Officer |
| Joel Archer | - Planning Technician |
| Rebecca Sells | - Legal Advisor |
| Katie Brooman | - Elections and Governance Manager |
| Sandeep Tiensa | - Senior Democratic Services & Scrutiny Officer |
| Nicole Cramp | - Democratic & Scrutiny Services Officer |

1. DISCLOSURES OF INTEREST

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|---------------------------|--|
| Cllr. Lee Breckon | - 22/1049/FUL, Land East Of Station Road, Glenfield |
| Nature of Interest | - Other Registerable Interest |
| Extent of Interest | - Cllr. Breckon is the Ward Councillor for Glenfield Faire. Cllr. Breckon has arrived at the meeting with an open mind and will take part in the discussion and vote on the item. |

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| Cllr. Roy Denney | - 22/1049/FUL, Land East Of Station Road, Glenfield |
| Nature of Interest | - Other Registerable Interest |
| Extent of Interest | - Application 22/1049/FUL is not in Cllr. Denney's ward but it is in his village. Cllr. Denney previously opposed the application on several grounds but the new proposition has addressed those issues. Cllr. Denney is also member of Glenfield Parish Council which has objected to this application, but was not party to the construction of that objection. Cllr. Denney has arrived at the meeting with an open mind and will take part in the discussion and vote on the item. |
| Cllr. Helen Gambardella | - 22/1049/FUL, Land East Of Station Road, Glenfield |
| Nature of Interest | - Other Registerable Interest |
| Extent of Interest | - Cllr. Gambardella is the Ward Councillor for Glenfield Ellis. Cllr. Gambardella has arrived at the meeting with an open mind and will take part in the discussion and vote on the item. |
| Cllr. Ande Savage | - 24/0133/FUL, Land To South West Of Cork Lane, Glen Parva |
| Nature of Interest | - Other Registerable Interest |
| Extent of Interest | - Cllr. Savage lives in close proximity to the application site. Cllr. Savage will leave the meeting for the duration of the discussion and will not vote on this item. |

2. **MINUTES**

The minutes of the meeting held on 5 September 2024 as circulated, were approved and signed as a correct record.

3. **APPLICATIONS FOR DETERMINATION**

Considered – Report of the Senior Planning Officer

22/1049/FUL

EMH Development Company Ltd

Erection of 2 no. dwellings (Use Class C3) with access from Station Road and on site parking, together with associated works including landscaping.

Land east of Station 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:

- Cllr. Nick Chapman – Ward Member
- Tony Withers – Objector
- Richard Cooke – Agent

DECISION

THAT THE OFFICER RECOMMENDATION TO APPROVE APPLICATION 22/1049/FUL BE OVERTURNED AND THAT THE APPLICATION BE REFUSED FOR THE FOLLOWING REASON:

- The applicant has not demonstrated that there is no longer any potential for the continued use of the land for car parking and that the loss of parking will not aggravate an existing shortfall of spaces in the vicinity. The applicant has also not demonstrated that adequate and convenient replacement car parking spaces will be provided elsewhere in the vicinity. The proposal is therefore contrary to policy TN2 of the Glenfield Neighbourhood Plan (2023).

The Chairman adjourned the meeting at 5:43pm for Members to take a short comfort break.

The Chairman reconvened the meeting at 5:46pm.

Considered – Report of the Development Services Team Leader

24/0001/OUT

Davidsons Developments Limited, Leicester Diocesan Board

Outline planning application for the development of up to 205 dwellings (access only) with vehicular access point from Willoughby Road, with all other matters (relating to appearance, landscaping, scale and layout) reserved

Land East of Willoughby Road, Countesthorpe

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. Richard Holdridge – Ward Member
- Cllr. Sue Kinvig – Countesthorpe Parish Council
- Gillian Postlethwaite – Objector
- Mick Gamble – Objector
- Carl Stott - Agent

DECISION

THAT APPLICATION 24/0001/OUT BE DEFERRED FOR THE FOLLOWING REASON:

- The Planning Committee is not satisfied with the density of development proposed and the implications for the character and appearance of the area. The application is deferred for negotiations to take place with the applicant seeking a reduction in the density of development. The Planning Committee wishes to request further information on drainage from Severn Trent Water and the applicant with particular regard to the capacity of the foul sewerage system in the locality.
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Considered – Report of the Development Services Team Leader

24/0117/VAR

Wexford Retail LP, A Crown Estate (TCE) Company

Variation of conditions 2 and 4 of planning permission 15/0577/FUL to facilitate the subdivision of the unit to create 2 no. separate retail units and associated external changes

Unit 3 Fosse Park West, Grove Way, 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:

- Craig Blatchford – Agent

DECISION

THAT APPLICATION 24/0117/VAR BE APPROVED SUBJECT TO THE IMPOSITION OF THE CONDITIONS SET OUT BELOW:

1. Approved plans condition (amended condition 2).
2. Main terrace limited to 8 units, only Units 3a and 3b permitted to be less than 393 sq m and only 4 units permitted to be less than 929 sq m (amended condition 4).
3. Units 1 and 2 shall not be amalgamated (formerly condition 5).
4. Limit of 5,997 sq m gross external ground floor area for main retail terrace (formerly condition 6).
5. Limit of 4,302 sq m for mezzanine floorspace in main retail terrace (formerly condition 7).
6. Units 1 and 2 limited to Class E(a) (formerly condition 8).
7. Units 13 to 18 limited to Class E(c) and limits on floor space for each unit (formerly condition 9).
8. Limit of 5,422 sq m for Unit 1 and limit of 3,537 sq m for ground floor area (formerly condition 10).
9. Limit of 6,689 sq m for Unit 2 and limit of 2,871 sq m for ground floor area (formerly condition 11).
10. No more than 5% of any unit in E(a) use to be used for the sale of ancillary food and drink for consumption off the premises (formerly condition 12).
11. Class E(c) floorspace to be used for no other purpose (formerly condition 13).
12. Vehicular gates, etc. to service yard to be hung so as not to open outwards. Other gates, etc. to be set back a minimum of 5 metres behind the highway boundary (formerly condition 18).
13. Minimum of 881 car parking spaces to be retained in perpetuity (formerly

- condition 19).
14. Landscaping scheme to be retained and any trees, etc. which die or are removed to be replaced within 5 years of original planting (formerly condition 21).
15. Lighting scheme to be retained in perpetuity (formerly condition 28).

**WITH THE ADDITIONAL REQUIREMENT FOR THE APPLICANT TO
ENTER INTO A DEED OF VARIATION TO THE SECTION 106
AGREEMENT ASSOCIATED WITH PLANNING PERMISSION 15/0577/FUL.**

The Chairman adjourned the meeting at 7.03pm for Members to take a short comfort break.

The Chairman reconvened the meeting at 7.08pm.

Cllr. Helen Gambardella left the meeting and did not return.

The Chairman informed Members that the Committee was approaching the 3 hour deadline and in accordance with Part 4, Section 1, Paragraph 9 of the Council's Constitution, Members were required to cast a vote if they wanted to continue the meeting.

Members voted and resolved to continue for the duration of the meeting.

Cllr. Ande Savage, having earlier declared an interest, left the meeting before this item was considered.

Considered – Report of the Senior Planning Officer

**24/0133/FUL
Glen Parva JV LLP
Full application for 26 dwellings with associated infrastructure.
Land To South West Of Cork Lane, Glen Parva**

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:

- Richard Woolley – Mr Woolley was unable to attend and his objection was read out to the Committee by a Council Officer on his behalf.
- Olivia Hewitt – Agent

DECISION

THAT APPLICATION 24/0133/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:

- 25% Provision of Affordable Housing
- Primary Education
- Post 16 Education
- Library Facilities
- Health Care Facilities
- Waste Facilities
- S106 Monitoring – District and County Councils
- Securing of off-site biodiversity units are per the Biodiversity Net Gain Report.

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

1. Statutory 3 year condition.
2. Development to be built in accordance with approved plans and documents.
3. Materials as per materials schedule and Materials Plan.
4. Finished Floor and Ground levels to be agreed.
5. Landscaping plan (soft and hard) to be submitted for approval in writing.
6. Landscaping plan to be carried out in accordance with the approved scheme.
7. Surface water drainage scheme and ongoing management plan to be submitted for approval.
8. Surface water strategy required to prevent water draining onto the highway.
9. Requirement to submit a Construction and Environmental Management Plan (CEMP) for approval prior to commencement of the development.
10. The development shall be carried out in accordance with the site contamination methods submitted under application 23/0094/DOC.
11. If contamination not previously identified is found then a remediation strategy is required.
12. Occupiers to be provided a pack regarding contamination, remediation and ongoing monitoring and related liabilities shall be provided to the occupier.
13. Piling Method statement required for Phase II.
14. The access arrangements shall be implemented before occupation of the site.
15. The internal layout (parking and turning) shall be implemented before occupation of the site.
16. The private access drives are to be provided prior to occupation of the

- dwelling.
17. Removal of Permitted Development Rights for fences, gates walls within 6 metres of the highway boundary.
 18. Removal of Permitted Development Rights for hard surfacing with 6 metres of the highway boundary
 19. Obscurely glazed windows to be installed in the side elevations of some plots.
 20. Removal of Permitted Development Rights for extensions or additions and addition buildings or any other development that requires below surface work or works that would impact on the landfill gas protection measures.
 21. Requirement to submit a Landscape and Ecological Management Plan (LEMP) prior to commencement of development.
 22. Requirement to submit a Construction Environment Management Plan for biodiversity (CEMP: Biodiversity) prior to commencement of development.
 23. Plots 2 and 3 shall be designed and completed as per the Building Regulations Standard M4(2).
 24. EV charging points to be installed on the side elevations.
 25. Air source heat pumps to be installed to the rear (or side) at ground level only.
 26. To adhere to the Air Quality Assessment during construction.
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Cllr. Ande Savage returned to the meeting before this item was considered.

Considered – Report of the Planning Technician

24/0693/FUL

Installation of permanent edge protection, walkways and CAT ladders fitted to each of the three buildings up to and around roof level to allow maintenance when required.

Depot, Enderby Road, Whetstone

DECISION

THAT APPLICATION 24/0693/FUL BE APPROVED SUBJECT TO THE CONDITIONS SET OUT BELOW:

1. 3 year time limit.
 2. Approved plans.
 3. Materials as per approved plans
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THE MEETING CONCLUDED AT 7.45 P.M.