

PLANNING COMMITTEE

Minutes of a meeting held at the Council Offices, Narborough

THURSDAY, 28 NOVEMBER 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. Bob Waterton
Cllr. Neil Wright

Substitute:-

Cllr. Richard Holdridge (In place of Cllr. Ande Savage)

Officers present:-

Jonathan Hodge	- Planning & Strategic Growth Group Manager
Kristy Ingles	- Development Services Manager
Stephen Dukes	- Development Services Team Leader
Charlene Hurd	- Development Services Team Leader
Maria Philpott	- Senior Planning Officer
Clementyne Murphy	- Senior Planning Officer
Katie Brooman	- Elections and Governance Manager
Sandeep Tienza	- Senior Democratic Services & Scrutiny Officer
Nicole Cramp	- Democratic & Scrutiny Services Officer

Apologies:-

Cllr. Ande Savage

155. DISCLOSURES OF INTEREST

Cllr. Neil Wright	-	24/0484/FUL, Oakland's, Hinckley Road, Leicester Forest West.
Nature of Interest	-	Other Registerable Interest
Extent of Interest	-	Cllr. Neil Wrights wife Cllr. Maggie Wright, acting in her capacity as Ward Member was in attendance at the meeting as a public speaker on this item. Cllr. Neil Wright has arrived at the meeting with an open mind and will take part in the discussion and vote on the item.
Cllr. Richard Holdridge	-	24/0001/OUT, Land East of Willoughby Road, Countesthorpe.
Nature of Interest	-	Registerable Interest
Extent of Interest	-	Cllr. Richard Holdridge previously spoke against this application at the Planning Committee meeting held on 30 October 2024. Cllr. Holdridge does not have an open mind and will withdraw from the meeting to speak as a Ward Member on this application. Cllr. Holdridge will not vote or take part in this item.
Cllr. Mike Shirley	-	23/1072/OUT, Land South of Orchard Lea Close, Cooks Lane, Sapcote.
Nature of Interest	-	Other Registerable Interest
Extent of Interest	-	Cllr. Shirley is the Ward Councillor for Fosse Highcross which includes Sapcote. Cllr. Shirley was also involved in the production of the Fosse Villages Neighbourhood Plan. Cllr. Shirley has listened to comments from Sapcote Parish Council and also the applicant who attended a ward surgery. Cllr. Shirley has not taken part in discussions and is approaching this application with an open mind.

Cllr. Mike Shirley	- 24/0511/OUT, Land North of Leicester Road, Sapcote.
Nature of Interest	- Other Registerable Interest
Extent of Interest	- Cllr. Shirley is the Ward Councillor for Fosse Highcross which includes Sapcote. Cllr. Shirley was also involved in the production of the Fosse Villages Neighbourhood Plan. Cllr. Shirley has listened to comments from Sapcote Parish Council and also the applicant who attended a ward surgery. Cllr. Shirley has not taken part in discussions and is approaching this application with an open mind.

156. **MINUTES**

The minutes of the meeting held on 31 October 2024 as circulated, were approved and signed as a correct record.

157. **APPLICATIONS FOR DETERMINATION**

Considered – Report of the Senior Planning Officer.

23/1072/OUT

Outline planning application for residential development of up to 5 self-build dwellings (all matters reserved)

Land South of Orchard Lea Close, Cooks Lane, Sapcote

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:

- Joe Nugent - Applicant

DECISION

THAT APPLICATION 23/1072/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:

- To secure the plots for self-build or custom dwellings

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

1. 3-year condition for submission of reserved matters and expiry date 2-years after approval of the reserved matters.
2. Reserved Matters details to be submitted.
3. In accordance with approved plans (excluding indicative site plan).
4. Maximum number of dwellings not to exceed five dwellings.
5. To accord with the "Design Guidance" by Thorne Architects with the exception of chimneys and number of car parking spaces.
6. Appearance, Scale and Layout to also comply with the following specific parameters:
7. Dwellings to be set back at least 20m from the dwellings on Orchard Lea Close
8. No dwelling shall be more than 2 storey in height (with attic rooms)
9. Any properties to use stone, should use locally sourced stone
10. All dwellings to have at least three car parking spaces.
11. Access and visibility details to be submitted as part of reserved matters application to accord with approved Visibility Extents Plan.
12. Programme of archaeological investigation to be undertaken, informed by a written scheme of investigation, to be submitted and agreed.
13. Foul water drainage scheme to be submitted.
14. Surface water drainage scheme to be submitted.
15. Details of surface water management on site during construction to be submitted and agreed.
16. Finish floor levels to be submitted.
17. Prior to commencement of construction a Construction Method Statement to be submitted, agreed and subsequently implemented.
18. Prior to the commencement of development, an Ecological Mitigation & Enhancement Strategy (EMES) to be submitted, agreed and implemented
19. Details of any proposed street lighting and individual plot lighting to be submitted and agreed.
20. Landscaping scheme to be implemented.
21. No dwelling to be first occupied until vehicular visibility splays have been provided.
22. During the construction there should be no clearance of vegetation by burning or disposal of other materials by burning.

23. Removal of permitted development rights for extensions.

Cllr. Richard Holdridge, having earlier declared an interest, left the meeting area before this item was considered and joined the public area.

Considered – Report of the Development Services Team Leader.

Outline planning application for the development of up to 185 dwellings (access only) with vehicular access point from Willoughby Road, with all other matters (relating to appearance, landscaping, scale and layout) reserved

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 – Parish Councillor
- Michael Gamble – Objector
- Carl Scott – Agent

DECISION

THAT APPLICATION 24/0001/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 contribution
- SEND education contribution
- Early years education contribution
- Library facilities contribution
- Civic amenity and waste facilities contribution
- Health care facilities contribution
- Police contribution (subject to meeting the CIL tests)
- On-site open space and future maintenance
- Off-site sports facilities contribution
- Travel Packs
- Bus Passes
- Travel Plan monitoring contribution
- Off-site Biodiversity Net Gain provision
- Recycling and refuse contribution (wheeled bins)

- S106 monitoring contributions – District and County Councils

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 masterplan.
5. Maximum number of dwellings not to exceed 185
6. Dwellings to not exceed two and a half storeys in height
7. Landscaping scheme to be implemented.
8. Provision of appropriate mix of market and affordable housing in accordance with adopted SPD.
9. Provision of a scheme for 5% of the dwellings to be accessible and adaptable homes
10. Details of all external materials to be agreed.
11. Details of site levels/ finished floor levels to be submitted and agreed and adhered to
12. Surface water drainage scheme to be submitted and agreed and implemented
13. Foul water drainage scheme to be submitted and agreed and implemented
14. Details of management of surface water during construction to be submitted and agreed and adhered to.
15. Details of long-term maintenance of surface water systems to be submitted and agreed and adhered to.
16. Infiltration testing to be carried out.
17. Construction Management Plan to be submitted and agreed and adhered to.
18. Access arrangements to be implemented in full (both vehicular access to Willoughby Road and pedestrian access to Beechings Close).
19. Off-site footway and cycleway to be implemented in full.
20. Winchester Road/ Willoughby Road/ Cosby Road junction improvement works to be implemented in full.
21. Travel Plan actions and measures to be implemented in full.
22. Primary road through the site to be built to the eastern site boundary.
23. Construction Environmental Management Plan for Biodiversity to be submitted and agreed and adhered to.
24. 30 year Landscape and Ecological Management Plan (LEMP) to be submitted and agreed and adhered to (securing on-site Biodiversity Net Gain).
25. No works to trees until further bat surveys carried out and a bat mitigation scheme submitted and agreed and thereafter adhered to.
26. Updated badger survey to be submitted and approved and any mitigation

- measures adhered to.
27. Scheme for the provision of bat and bird boxes within dwellings to be submitted and agreed and adhered to.
 28. Tree Protection Plan including tree protection measures for hedgerows and trees during construction to be submitted, agreed and adhered to.
 29. External lighting scheme for public areas to be submitted and agreed and adhered to.
 30. Waste collection strategy to be submitted and agreed and adhered to.
 31. Programme of archaeological investigation to be undertaken, informed by a written scheme of investigation, to be submitted and agreed.
 32. Phase 2 Land Contamination Report to be submitted and agreed as part of reserved matters application and any recommendations adhered to.
 33. Reporting of unexpected contamination.
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Considered – Report of the Development Services Team Leader.

**24/0483/FUL - Oaklands, Hinckley Road, Leicester Forest West.
Change of use from agricultural land to leisure use, erection of 10no.
holiday lodges, proposed new access and internal track, installation of
pedestrian & cycle infrastructure, programme of off-site highway
improvements, and enhanced landscaping.**

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. Maggie Wright – Ward Member
- Mark Findlay – Objector
- Sachin Parmar – Marrons

DECISION

**THAT APPLICATION 24/0483/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:**

- BNG Monitoring contributions – District and County Councils

**AND SUBJECT TO THE STATUTORY BIODIVERSITY NET GAIN
CONDITION AND IMPOSITION OF CONDITIONS RELATING TO THE
FOLLOWING:**

1. 3-year time limit condition.
2. Approved plans.
3. Details of materials to be provided.
4. Use to be restricted to 10 holiday lodges only in accordance with the submitted plans.
5. No other camping or camping vehicles to be used on the site.
6. Lodges to only be used as holiday accommodation and not to be occupied as a person's sole or main place of residence. No individual shall occupy the site for no more than 28-days per year and a log book is to be kept.
7. Foul drainage details to be submitted and implemented with a plan for maintenance thereafter.
8. Landscaping management plan to be submitted.
9. Details of access track to be submitted.
10. Hard landscaping plan to be submitted.
11. Landscaping and planting scheme to be maintained for at least 30-years.
12. Construction Environment Management Plan (CEMP) to be submitted and agreed and adhered to for biodiversity.
13. The Arboricultural Impact Assessment (tree protection measures) are to be adhered to.
14. Written Scheme of Investigation (WSI) for Archaeology required and to take place.
15. Details of EV charging points to be submitted.
16. Construction Traffic Management Plan to be submitted and adhered to.
17. Access arrangements to be implemented in full.
18. Visibility splays to be provided and maintained at 0.6metres above footway/verge/highway.
19. Parking and turning facilities to be provided and maintained.
20. No external lighting to be installed without permission.
21. Waste collection strategy to be submitted and adhered to.
22. Contamination Report to be carried out and adhered to.
23. Reporting of unexpected contamination.
24. No further hardstanding or boundary treatment shall be installed without permission.

It was also agreed that an informative be added to the Decision Notice to inform the applicant that the Council advises they should provide welcome packs and directions to guests of the lodges in advance of their stay stating that there is no direct access to Peckleton Lane from the A47. A letter is also to be sent to the applicant on behalf of the Planning Committee to the same extent.

Considered – Report of the Senior Planning Officer.

24/0511/OUT – Land North of Leicester Road, Sapcote.

Outline Application for the residential development of up to 80 dwellings and associated infrastructures (all matters reserved except access).

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. Alasdair Avila- Thorne - Marrons

DECISION

THAT APPLICATION 24/0511/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
- Secondary education contribution
- Post 16 education contribution
- Library facilities contribution
- Waste facilities contribution
- Health care facilities contribution
- Police contribution (subject to this passing the CIL compliance test)
- On-site open space and future maintenance
- Bin contribution
- Traffic Regulation Order contribution
- Travel Packs
- S106 monitoring contributions – District and County Councils, including Biodiversity Net Gain.

AND SUBJECT TO THE STATUTORY BIODIVERSITY NET GAIN CONDITION AND IMPOSITION OF CONDITIONS RELATING TO THE FOLLOWING:

1. 2-year time limit for submission of reserved matters. Development to begin within 3 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 masterplan.
5. Maximum number of dwellings not to exceed 80.
6. Dwellings to not exceed two and a half storeys in height.
7. Construction Environmental Management Plan for Biodiversity to be submitted and agreed and adhered to.
8. Habitat management and monitoring plan (HMMP) to be submitted and agreed.
9. Waste Collection Strategy to be submitted and agreed.
10. Phase 2 Land Contamination Report to be submitted and agreed as part of reserved matters application and any recommendations adhered to.
11. Remediation works shall be completed in accordance with the approved method statement.
12. Reporting of unexpected contamination
13. Construction Management Plan to be submitted and agreed and adhered to.
14. Construction Environmental Method Statement (CEMP) to be submitted and agreed.
15. Provision of appropriate mix of market and affordable housing in accordance with adopted SPD.
16. Provision of a scheme for 5% of the dwellings to be accessible and adaptable homes.
17. Details of all external materials to be agreed.
18. Details of site levels/ finished floor levels to be submitted and agreed and adhered to.
19. External lighting scheme for public areas to be submitted and agreed.
20. Arboricultural Impact Assessment and Method Statement to be submitted and agreed as part of reserved matters application and any recommendations adhered to.
21. Treatment of Public Right of Way Bridleway V44 to be submitted and agreed.
22. Access arrangement to be implemented in accordance with the approved access plans.
23. No part of the development hereby permitted shall be occupied until such time as the offsite footway improvement have been implemented in full.
24. Existing access to be closed.
25. Landscaping details under condition 2 to be carried out within one year of completion.
26. Surface water drainage scheme to be submitted and agreed and implemented
27. Details of management of surface water during construction to be submitted and agreed and adhered to.
28. Details of long-term maintenance of surface water systems to be submitted and agreed and adhered to.
29. Infiltration testing to be carried out
30. Noise impact assessment to be submitted and agreed as part of reserved

matters application and any recommendations adhered to.

31. Pilling Method Statement, informed by a suitable acoustic assessment, in the event that piling is to be employed on the site.
32. 'Any unexpected archaeology should be reported to the Local Planning Authority' and the first condition regarding the time limit for development to state a '3-year time limit for submission of reserved matters. Development to begin within 3 years of date of permission or 2 years from reserved matters approval (whichever is the latter)'.

The Chairman, Cllr. Lee Breckon adjourned the meeting at 7.19pm for Members to take a short comfort break and announced that he had to leave due to a prior commitment, the Vice-Chairman, Cllr. Mike Shirley would take the Chair. The Vice-Chairman, Cllr. Mike Shirley reconvened the meeting at 7.24pm.

The Vice-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.

**158. LEICESTERSHIRE COUNTY COUNCIL PLANNING APPLICATION:
2024/EIA/0101/LCC - CROFT QUARRY**

Considered – Report of the Planning & Strategic Growth Group Manager.

DECISIONS

1. That Blaby District Council, in its role as a consultee, makes formal comments on this planning application in line with the Officer recommendation.
2. Members requested additional wording to be added to the letter to Leicestershire County Council to request that Blaby District Council is re-consulted if any further information is provided during the processing of the application.

Reason:

Having considered the information submitted, the District Planning Authority does not object to the principle of the proposed development but does raise concerns that the Applicant has not provided sufficient information to allow for the determination of this planning application. These reasons are outlined in the body of the report.

THE MEETING CONCLUDED AT 7.41 P.M.