

PLANNING COMMITTEE

Minutes of a meeting held at the Council Offices, Narborough

THURSDAY, 23 JANUARY 2025

Present:-

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. Nigel Grundy (In place of Cllr. Lee Breckon JP)
Cllr. Richard Holdridge (In place of Cllr. Ande Savage)

Officers present:-

Jonathan Hodge	- Planning & Strategic Growth Group Manager
Stephen Dukes	- Strategic Growth Manager
Jill Sampson	- Major Schemes Officer
Clementyne Murphy	- Senior Planning Officer
Gemma Dennis	- Corporate Services Group Manager
Katie Brooman	- Elections and Governance Manager
Sandeep Tiensa	- Senior Democratic Services & Scrutiny Officer
Nicole Cramp	- Democratic & Scrutiny Services Officer

Apologies:-

Cllr. Lee Breckon JP and Cllr. Ande Savage

1. DISCLOSURES OF INTEREST

- Cllr. Helen Gambardella** - 24/0564/VAR, 5 & 7 Groby Road, Glenfield.
- Nature of Interest** - Other Registerable Interest
- Extent of Interest** - Cllr. Helen Gambardella lives in the same ward as this application.

2. CHANGE TO ORDER OF AGENDA

Under Part 4, Section 1, Paragraph 13(c) of the Council's Constitution, the Chairman moved that Application 24/0871/RM be taken before Application 24/0564/VAR.

3. MINUTES

The minutes of the meeting held on 28 November 2024 as circulated, were approved and signed as a correct record.

4. APPLICATIONS FOR DETERMINATION

Considered – Report of the Major Schemes Officer.

24/0871/RM

Reserved Matters application for the erection of 120 dwellings (details of appearance, landscaping, layout and scale) Parcels R6 (3 & 5), Laxford Lane, Lubbesthorpe.

DECISION

THAT APPLICATION 24/0871/RM BE APPROVED SUBJECT TO THE IMPOSITION OF THE FOLLOWING CONDITIONS;

1. Development carried out in accordance with approved plans and documents.
2. Materials and boundary treatments as per the approved materials plan/s.
3. Hard and soft landscaping to be carried out in accordance with the approved plans and management scheme.
4. Landscaping carries out within 1 year and replaced within a period of 5 years.

5. Plot frontage boundary treatments including planting to be retained in perpetuity.
 6. No residential unit shall be occupied until the parking and any turning facilities associated with that unit have been implemented and thereafter retained.
 7. Private drives to be provided prior to associated occupation of dwellings and hard surfaced for at least five metres behind the highway boundary.
 8. No gates, barriers, etc. within a distance of five metres from highway boundary and any gates to open away from the highway.
 9. 1 metre by 1 metre pedestrian visibility splays on both sides of all private accesses.
 10. Removal of PD rights for garage conversions at certain plots
 11. Removal of PD rights for extensions and buildings within curtilage for certain plots
 12. Removal of PD rights for porches to certain plots
 13. Removal of PD rights for any further means of frontage enclosures for all plots.
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Considered – Report of the Senior Planning Officer.

24/0564/VAR

Variation of condition 2 (approved plans) attached to planning permission 23/0091/FUL to amend previously approved design. 5 And 7 Groby Road, Glenfield.

DECISION

THAT APPLICATION 24/0564/VAR BE APPROVED SUBJECT TO THE IMPOSITION OF THE FOLLOWING CONDITIONS:

1. Statutory time from original permission 23/0091/FUL
2. List of approved plans.
3. Materials to be carried out in accordance with agreed schedule under 24/0640/DOC.
4. Approved landscaping to be implemented and retained.
5. Finished floor levels to be carried out in accordance with agreed drawing under 24/0640/DOC.
6. Archaeological survey work/trenching etc to be undertaken in accordance with Written Scheme of Investigation agreed under 24/0640/DOC.
7. Tree Protection measures to be carried out in accordance with Arboricultural Impact Assessment under 24/0640/DOC.
8. External lighting details and CCTV to be submitted and agreed.
9. Works to be carried out in accordance with Construction Method Statement agreed under 24/0640/DOC.

10. Works to be carried out in accordance with protected species surveys agreed under 24/0640/DOC.
 11. Approved BNG measures identified in the BNG Assessment Report and shown on the approved landscaping drawings to be undertaken and subsequently retained thereafter
 12. Works to be carried out in accordance with Construction Ecological Management Plan agreed under 24/0640/DOC.
 13. Odour assessments to be undertaken on request and results submitted.
 14. Timings of deliveries to site restricted in accordance with Noise Impact Assessment.
 15. Prior to its construction, details of the proposed substation to submitted and agreed.
 16. New access to be constructed in accordance with the submitted plans prior to first occupation.
 17. Vehicular visibility splays of 2.4m x 120m to be provided at site access.
 18. Pedestrian visibility splays to be provided.
 19. Existing accesses to be closed within one month of new access being provided.
 20. No gates or barriers to be erected to the site access.
 21. Car parking and servicing areas to be provided as shown on the submitted drawings.
 22. Secure cycle parking to be provided in accordance with details to be submitted and agreed.
 23. No surface drainage into the highway agreed under 24/0640/DOC.
 24. Submitted Travel Plan to be implemented.
 25. Surface water management on site during construction to be carried out in accordance with agreed drawings and reports under 24/0640/DOC.
 26. Details of surface water drainage scheme to be submitted, agreed and implemented.
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Considered – Report of the Strategic Growth Manager.

24/0945/RM

Reserved matters application for the erection of a Hotel (Use Class C1) and associated parking and landscaping (related to outline planning permission 22/0110/OUT) Land At Cooper Way, Enderby, Leicestershire.

DECISION

THAT APPLICATION 24/0945/RM BE APPROVED SUBJECT TO THE IMPOSITION OF CONDITIONS RELATING TO THE FOLLOWING:

1. Approved plans condition.
2. Existing trees, shrubs or hedges to be protected during development.

3. Hard and soft landscaping to be carried out.
4. Access, parking and turning facilities to be provided as per approved drawing.
5. Motorcycle and scooter parking to be provided as per approved drawing.
6. Secure cycle parking to be provided as per approved drawing.
7. Details of phasing of hotel to be submitted. In event that the hotel is being built in phases, details of external finishes at completion of each phase and additional landscaping for undeveloped areas to be submitted and approved.
8. Recommendations in Arboricultural Impact Assessment to be adhered to.

THE MEETING CONCLUDED AT 5.32 P.M.