

PLANNING COMMITTEE

Minutes of a meeting held at the Council Offices, Narborough

THURSDAY, 13 FEBRUARY 2025

Present:-

Cllr. Mike Shirley (Vice-Chairman)

Cllr. Tony Deakin
Cllr. Roy Denney

Cllr. Helen Gambardella
Cllr. Ande Savage

Cllr. Bob Waterton
Cllr. Neil Wright

Substitute:-

Cllr. Cheryl Cashmore (in place of Cllr. Lee Breckon)
Cllr. Nigel Grundy (in place of Cllr. Janet Forey)

Officers present:-

Jonathan Hodge	- Planning & Strategic Growth Group Manager
Kristy Ingles	- Development Services Manager
Stephen Dukes	- Strategic Growth Manager
Charlene Hurd	- Development Services Team Leader
Helen Wallis	- Senior Planning Officer
Rebecca Sells	- Legal Advisor
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. Janet Forey

1. DISCLOSURES OF INTEREST

Cllr. Mike Shirley	-	24/0874/FUL, The Works, Aston Lane, Sharnford.
Nature of Interest	-	Other Registerable Interest
Extent of Interest	-	The applicant is known to Cllr. Mike Shirley and he also lives near the location of this application. Cllr. Mike Shirley is also a Ward Member.
Cllr. Nigel Grundy	-	25/0016/VAR, Bouskell Park, Welford Road, Blaby.
Nature of Interest	-	Other Registerable Interest
Extent of Interest	-	Cllr. Nigel Grundy is the Neighbourhood Services and Assets Portfolio Holder, Bouskell Park site is within his portfolio, as a result of this Cllr. Nigel Grundy will not take part in the discussion or determination of this application.
Cllr. Neil Wright	-	24/0527/OUT, Land off Oak Road, Littlethorpe.
Nature of Interest	-	Other Registerable Interest
Extent of Interest	-	One of the public speakers is known to Cllr. Neil Wright.
Cllr. Ande Savage	-	25/0016/VAR, Bouskell Park, Welford Road, Blaby.
Nature of Interest	-	Other Registerable Interest
Extent of Interest	-	Cllr. Ande Savage is a Blaby Parish Councillor.

2. MINUTES

The minutes of the meeting held on 23 January 2025 as circulated, were approved and signed as a correct record.

3. 5 YEAR HOUSING LAND SUPPLY UPDATE

The Planning & Strategic Growth Group Manager provided an update to the committee on the 5 year housing land.

4. APPLICATIONS FOR DETERMINATION

Considered – Report of the Development Services Team Leader.

24/0527/OUT

Outline planning application for the erection of up to 155no. residential dwellings (including affordable housing) with public open space, landscaping, sustainable drainage system (SuDS) and vehicular access point. All matters reserved except for means of access. Land off Oak Road, Littlethorpe.

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. Janet Forey – Ward Member
- Cllr. Derek Ross – Parish Councillor
- David Wilson – Objector
- Peter Fawcett – Applicant

The Chairman, Cllr. Mike Shirley adjourned the meeting at 5.56pm, Cllr. Mike Shirley reconvened the meeting at 6.01pm.

DECISION

THAT APPLICATION 24/0527/OUT BE REFUSED FOR THE FOLLOWING REASON:

The proposed development is located in an area identified as Countryside on the Blaby District Local Plan (Delivery) Development Plan Document Policies Map. The loss of countryside would not be outweighed by the need to provide new housing development in this location including the density of development proposed. The District Planning Authority considers that the residential development of this greenfield site would represent an unwarranted intrusion of urban development beyond the existing well defined settlement boundary of Littlethorpe and would cause significant and demonstrable harm to the character and appearance of the local landscape and countryside and character of the village and thus would be contrary to Policy CS18 of the Blaby District Local Plan (Core Strategy) Development Plan Document (2013) and Policy DM2 of the Blaby District Local Plan (Delivery) Development Plan Document (2019).

Cllr. Cheryl Cashmore left the meeting at 6.05 pm and did not return.

The Chairman, Cllr. Mike Shirley adjourned the meeting at 6.07pm for Members to take a short comfort break, Cllr. Mike Shirley reconvened the meeting at 6.12pm.

Considered – Report of the Senior Planning Officer.

24/0874/FUL

The Works, Aston Lane, Sharnford. Demolition of existing pre-fab offices and siting of 29 self-storage containers with erection of new boundary fencing and landscaping bund.

DECISION

THAT APPLICATION 24/0874/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:

- Biodiversity Net Gain Monitoring contribution

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. Site to only be used for the purposes specified in the application (storage containers and not industrial purpose).
4. There shall be no maintenance of equipment carried out within the development site either within or outside any of the containers hereby approved.
5. Specified hours for the site.
6. Full details of the proposed lighting to be submitted.
7. Full details of any security cameras to be submitted.
8. Full details of protective fencing details for existing trees to be submitted.
9. Prior to its installation the details of the surface water attenuation tank and any associated equipment and a plan for ongoing and future maintenance of the equipment shall be submitted to the District Planning Authority for approval in writing. The details shall include the

specification if the tank, its design and the proposed location.

10. Submission of Demolition Method Statement.
11. Flood Risk Assessment to be adhered to including specific reference to point 8.20 in the Flood Risk Assessment.
12. Access and egress to the site shall be available during the hours of use.
13. Storage containers to be sited in accordance with the site plan and no double stacking is permitted.
14. Permitted colour of the proposed boundary fence and storage containers.
15. No storage containers shall be sited until details of the proposed species in the proposed landscaping have been submitted and agreed.
16. The proposed landscaping along the northern boundary shall be managed and maintained to a maximum height of 2.4 metres in perpetuity.
17. Relevant sections of the Preliminary Roost Assessment to be adhered to.
18. Landscaping along the northern boundary to be planted prior to the siting of any storage containers.
19. Details of waste or bin storage details to be submitted prior to their installation.
20. Reporting of unexpected contamination.

Considered – Report of the Senior Planning Officer.

25/0016/VAR, Bouskell Park, Welford Road, Blaby. Variation of condition 2 (approved plans) and removal of conditions 3 and 4 (relating to surface water drainage details) of permission 24/0746/FUL (Alterations to existing entrance to Bouskell Park car park to provide widened vehicular access and new footpath) to allow revised drainage scheme and regrading of access.

DECISION

THAT APPLICATION 25/0016/VAR BE APPROVED SUBJECT TO THE IMPOSITION OF THE FOLLOWING CONDITIONS:

1. Approved plans
2. Highway surfacing in bound materials

3. Gates hung so it opens inwards
4. Pedestrian and vehicular gates and any sections of replacement railings to be retained in accordance with the design details agreed by 24/1028/DOC.

THE MEETING CONCLUDED AT 6.46 P.M.