

PLANNING COMMITTEE

Minutes of a meeting held at the Council Offices, Narborough

THURSDAY, 10 APRIL 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
Gemma Dennis
Stephen Dukes
Jill Sampson
Charles Ebdon
Sandeep Tiensa
Avisa Birchenough
Nicole Cramp

- Planning & Strategic Growth Group Manager
- Corporate Services Group Manager
- Strategic Growth Manager
- Major Schemes Officer
- Major Schemes Officer
- Senior Democratic Services & Scrutiny Officer
- Democratic Services & Scrutiny Officer
- Democratic & Scrutiny Services Officer

1. DISCLOSURES OF INTEREST

No disclosures were received.

2. MINUTES

The minutes of the meeting held on 13 March, as circulated, were approved and signed as a correct record.

3. APPLICATIONS FOR DETERMINATION

Considered – Report of the Major Schemes Officer.

24/1042/VAR

Variation of condition 1 and removal of condition 2 attached to planning permission 24/0879/VAR.

43 New Street, Blaby.

DECISION

THAT APPLICATION 24/1042/VAR BE APPROVED SUBJECT TO THE IMPOSITION OF CONDITIONS RELATING TO THE FOLLOWING:

1. Development to be in accordance with approved plans
2. Development to be implemented in accordance with approved external Materials
3. Development to be implemented in accordance with approved boundary treatments
4. Development to be implemented in accordance with the Waste Collection Strategy
5. Development to be implemented in accordance with approved soft landscaping scheme
6. Soft landscaping scheme to be implemented in strict accordance with the details as specified on the approved plans and retained for 5 years
7. Development to be implemented in accordance with the approved Landscaping Environment Management Plan (LEMP) (LEMP) and Enhancements Strategy.
8. Development to be implemented in accordance with the approved Arboricultural Method Statement, and Tree Protection Plan
9. Development to be implemented in accordance with the approved Finished Floor Levels
10. Development to be implemented in accordance with the approved Construction Method Plan

11. Development to be implemented accordance with the approved the Phase II ground investigation and Risk assessment
12. Reporting of unexpected contamination
13. Development to be implemented accordance with the approved Existing Noise Climate and Noise Impact Assessment
14. Development to be implemented accordance with the approved surface water drainage scheme
15. Development to be implemented accordance with the approved long-term maintenance and management regime of the surface water drainage system
16. Drainage shall be provided within the site such that surface water does not drain into the public highway
17. Development to be implemented accordance with the approved site access road, including visibility splays and internal road network details
18. Development to be implemented accordance with the approved parking and turning details
19. Car parking and garage spaces to be retained with the removal of permitted development rights for their conversion on specified plots
20. No vehicular access gates, barriers, bollards, chains
21. All windows serving bathrooms, en-suites and w.c's to be obscurely glazed
22. Removal of permitted development rights for extensions, alterations or additions, or the provision of any additional buildings on specified plots
23. Development to be implemented accordance with the approved programme of archaeological work
24. External materials for the alterations to 45 New Street shall match those used in the existing building.

Considered – Report of the Major Schemes Officer.

24/1091/RM

Reserved Matters application for the erection of 57 dwellings (details of appearance, landscaping, layout and scale)

Parcel R9 (2), Tweed Street, Lubbethorpe

DECISION

THAT APPLICATION 24/1091/RM BE APPROVED SUBJECT TO THE APPLICANT ENTERING INTO A UNILATERAL UNDERTAKING PURSUANT TO SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT TO PROVIDE A COMMUTED SUM TOWARDS AN AFFORDABLE HOUSING SHORTFALL

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

1. Development carried out in accordance with approved plans and documents.
2. Materials to be provided as per the approved plan unless otherwise agreed.
3. Hard and soft landscaping to be carried out in accordance with the approved plans and management scheme.
4. Landscaping carried out within 1 year and replaced within a period of 5 years.
5. Plot frontage boundary 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 (where a garage is provided to meet minimum parking spaces for that plot)
11. Removal of PD rights for extensions and buildings within curtilage for certain plots (where levels changes may lead to over-bearing issues)
12. Removal of PD rights for porches to certain plots (where dwellings front onto external streets).
13. Removal of PD rights for any further means of frontage enclosures for all plots
14. Details of any proposed root barrier/deflection treatment for landscaping in the highway/private land adjacent to footway to be submitted to and agreed.

THE MEETING CONCLUDED AT 4.55 P.M.