

## **PLANNING COMMITTEE**

Minutes of a meeting held at the Council Offices, Narborough

**THURSDAY, 5 JUNE 2025**

Present:-

Cllr. Lee Breckon JP (Chairman)  
Cllr. Susan Findlay (Vice-Chairman)

Cllr. Tony Deakin  
Cllr. Roy Denney

Cllr. Richard Holdridge  
Cllr. Bob Waterton

Cllr. Neil Wright

**Substitute:-**

Cllr. Les Phillimore (In place of Cllr. Janet Forey)

**Officers present:-**

Kristy Ingles	- Development Services Manager
Michelle Hill	- Development Services Team Leader
Stephen Dukes	- Strategic Growth Manager
Kiera Cooper	- Planning Technician
Katie Brooman	- Elections and Governance Manager
Nicole Cramp	- Democratic & Scrutiny Services Officer
Avisa Birchenough	- Democratic Services & Scrutiny Officer

**Apologies:-**

Cllr. Janet Forey and Cllr. Helen Gambardella

## 1. **DISCLOSURES OF INTEREST**

- |                    |   |  |
|--------------------|---|--|
| Cllr. Neil Wright  | - | 24/0559/OUT - Outline planning application for the erection of up to 95 dwellings (Use Class C3) and associated infrastructure, public open space and landscaping with all matters reserved except access (to entail works to existing site access and the creation of an additional access to serve the car boot sale operations on land to the south). |
| Nature of Interest | - | Non-Registerable Interest<br>Land At Croft Lodge Farm, Broughton Road, Croft   |
| Extent of Interest | - | Cllr. Neil Wright is the District Councillor for the Fosse Stoney Cove Ward, Croft is one of the villages within the Ward.   |

## 2. **MINUTES**

The minutes of the meeting held on 8 May, as circulated, were approved and signed as a correct record.

## 3. **APPLICATIONS FOR DETERMINATION**

Considered – Report of the Strategic Growth Manager

### **24/0559/OUT**

**Outline planning application for the erection of up to 95 dwellings (Use Class C3) and associated infrastructure, public open space and landscaping with all matters reserved except access (to entail works to existing site access and the creation of an additional access to serve the car boot sale operations on land to the south). Land At Croft Lodge Farm, Broughton Road, Croft**

### **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:

- Amy Gilliver - Applicant

## **DECISION**

**THAT APPLICATION 24/0559/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
- Library facilities contribution
- Civic amenity and waste facilities contribution
- Health care facilities contribution
- Police contribution
- On-site open space and future maintenance
- Off-site sports facilities contribution
- Community facilities contribution
- Travel Packs
- Bus Passes
- Travel Plan monitoring fee contribution
- Traffic Regulation Order consultation fee
- Off-site Biodiversity Net Gain provision and monitoring fee
- 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 95 Page 17
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. Access arrangements and off-site highway works to be implemented in full.
18. Vehicular visibility splays of 2.4 metres by 59 metres to be provided at site accesses.
19. Pedestrian visibility splays of 1.0 by 1.0 metres to be provided at site accesses.
20. Construction Management Plan to be submitted and agreed and adhered to.
21. Amended Travel Plan to be submitted and agreed and adhered to.
22. Details of provision of relocated bus stop to be submitted and agreed and thereafter implemented.
23. Construction Environmental Management Plan for Biodiversity to be submitted and agreed and adhered to.
24. Updated badger survey to be submitted and approved if development does not commence within 6 months and any mitigation measures adhered to.
25. Bat friendly lighting scheme to be submitted and agreed.
26. Habitat Management and Monitoring Plan to be submitted and agreed and adhered to.
27. Arboricultural Method Statement and Tree Protection Plan including tree protection measures for hedgerows and trees during construction to be submitted, agreed and adhered to.
28. Waste collection strategy to be submitted and agreed and adhered to.
29. Phase 2 Land Contamination Report to be submitted and agreed and any recommendations adhered to.
30. Reporting of unexpected contamination.
31. Mitigation measures in the Noise Impact Assessment Report to be adhered to.
32. Prior to the first dwelling being occupied, the kennels at Croft Lodge Farm shall be permanently closed.

**4. BLABY DISTRICT COUNCIL (56 STATION, COUNTTESTHORPE) TREE PRESERVATION ORDER 202**

**Blaby District Council (56 Station, Countesthorpe) Tree Preservation Order 2025**

Considered – Report of the Development Services Manager

**DECISIONS**

1. That the confirmation of the Tree Preservation Order at 56 Station Road, Countesthorpe.

2. The Authority be delegated to the Planning and Strategic Growth Group Manager to confirm the Tree Preservation Order at 56 Station Road, Countesthorpe

Reason:

Having consideration of the representation received regarding the TPO, it is considered that there are insufficient grounds not to confirm the Order. The two trees contribute to the provision of important visual amenity along the street frontage of the residential properties that are located along Station Road.

**THE MEETING CONCLUDED AT 5.47 P.M.**