

PLANNING COMMITTEE

Minutes of a meeting held at the Council Offices, Narborough

THURSDAY, 3 JULY 2025

Present:-

Cllr. Tony Deakin
Cllr. Roy Denney
Cllr. Janet Forey

Cllr. Helen Gambardella
Cllr. Richard Holdridge
Cllr. Bob Waterton

Cllr. Neil Wright

Substitute:-

Cllr. Cheryl Cashmore (In place of Cllr. Lee Breckon JP)
Cllr. Nigel Grundy (In place of Cllr. Susan Findlay)

Officers present:-

Jonathan Hodge
Stephen Dukes
Helen Wallis
Maria Philpott
Tasneem Quareshy
Gemma Dennis
Sandeep Tiensa
Nicole Cramp
Avisa Birchenough

- Planning & Strategic Growth Group Manager
- Strategic Growth Manager
- Senior Planning Officer
- Senior Planning Officer (Consultant)
- Senior Planning Officer
- Corporate Services Group Manager
- Senior Democratic Services & Scrutiny Officer
- Democratic & Scrutiny Services Officer
- Democratic & Scrutiny Services Officer

Apologies:-

Cllr. Lee Breckon JP and Cllr. Susan Findlay

1. **ELECTION OF CHAIRMAN**

In the absence of the Chairman and Vice-Chairman, the Democratic Services and Scrutiny Officer invited nominations from the Planning Committee Members for the election of the Chairman for this meeting only.

DECISION

That Cllr. Neil Wright be elected Chairman of the Planning Committee, for this meeting only.

2. **DISCLOSURES OF INTEREST**

Cllr. Janet Forey	-	24/0760/OUT - Outline application for the provision of up to 14 dwellings with all matters reserved except for access.
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Nature of Interest	-	Non-Registerable Interest Land North of Sycamore Way, Littlethorpe.
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Extent of Interest	-	Cllr. Forey is the ward Councillor for Littlethorpe. The matter will be considered with an open mind.
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Cllr. Richard Holdridge	-	25/0104/RM - Reserved Matters application for the for the erection of 170 dwellings (Use Class C3) including details of appearance, landscaping, layout and scale (relating to outline application 23/1071/OUT).
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Nature of Interest	-	Non-Registerable Interest Land Adjacent To Leicester Road And Foston Road Countesthorpe.
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Extent of Interest	-	Cllr. Holdridge is the ward Councillor for Countesthorpe & Kilby. The matter will be considered with an open mind.
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3. **MINUTES**

The minutes of the meeting held on 5 June, as circulated, were approved and signed as a correct record.

4. **APPLICATIONS FOR DETERMINATION**

Considered – Report of the Senior Planner (Consultant).

24/0760/OUT

Outline application for the provision of up to 14 dwellings with all matters reserved except for access

Land North of Sycamore Way, 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:

- Vicki Turner - Objector
- Ronan Donohoe – Agent

DECISION

THAT APPLICATION 24/0760/OUT BE DEFERRED FOR THE FOLLOWING REASON:

Members would like further information on flooding and potential future flood risk, and more detailed information on the proposed surface water drainage scheme.

Considered – Report of the Senior Planning Officer

24/0834/OUT

Outline planning application for a) provision of up to 98 dwellings constituting up to 30 Affordable Housing units, up to 57 Open Market Housing units and up to 11 serviced plots for self-build and custom housebuilding, b) hedge and tree removal with (re)planting where relevant, c) provision of a mobility hub and d) with all matters reserved except access.

Land north of Leicester Road, Sharnford

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. Mike Shirley – Ward Councillor, and Chairman of Sharnford Parish Council
- Chris Howard – Objector
- Ronan Donohoe – Agent

DECISION

THAT APPLICATION 24/0834/OUT BE REFUSED FOR THE FOLLOWING REASON:

The application proposes the development of up to 98 dwellings in the countryside on the edge of Sharnford, which is designated as a 'smaller village' in the Blaby District Local Plan (Core Strategy) 2013 and where Policy CS5 provides for only modest levels of growth commensurate with its size, services and facilities. Sharnford has a limited range of services and facilities and limited opportunities for accessibility to nearby settlements by non-car modes. Future residents of the development would therefore be reliant on the private car to meet their day-to-day needs, resulting in an increased requirement in the village for travel by unsustainable transport modes. Sharnford is not therefore considered to be a sustainable location for accommodating this scale of development and the proposals would therefore be contrary to policies CS1, CS5, CS10 and CS18 of the Blaby Local Plan (Core Strategy 2013) and to paragraphs 109 and 110 of the National Planning Policy Framework (2024).

The Chairman, Cllr. Neil Wright adjourned the meeting at 18:10 to allow a comfort break. The meeting reconvened at 18:15.

Considered – Report of the Senior Planning Officer

25/0104/RM

Reserved Matters application for the for the erection of 170 dwellings (Use Class C3) including details of appearance, landscaping, layout and scale (relating to outline application 23/1071/OUT).

Land Adjacent To Leicester Road And Foston Road Countesthorpe

DECISION

THAT APPLICATION 25/0104/RM BE APPROVED 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. No residential unit shall be occupied until private access drive and turning spaces are provided and suitably surfaced.
4. No residential unit shall be occupied until the parking and any turning facilities associated with that unit have been implemented and thereafter retained.
5. No residential unit shall be occupied until cycle parking associated with the unit has been provided and thereafter retained.
6. No residential unit shall be occupied until existing gates to vehicular access have been permanently removed.
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. Removal of pd rights for garage conversions at certain plots (where a garage is provided to meet minimum parking spaces for that plot)
10. Removal of PD rights for extensions and buildings within curtilage for certain plots
11. Removal of PD rights for roof additions to certain plots

THE MEETING CONCLUDED AT 6.26 P.M.