

PLANNING COMMITTEE

Minutes of a meeting held at the Council Offices, Narborough

THURSDAY, 31 JULY 2025

Present:-

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

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

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

Cllr. Neil Wright

Officers present:-

Jonathan Hodge	- Planning & Strategic Growth Group Manager
Michelle Hill	- Development Services Team Leader
Rebekah Newman	- Senior Planning Officer
Joel Archer	- Planning officer
Rebecca Sells	- Legal Advisor
Katie Brooman	- Elections and Governance Manager
Sandeep Tiensa	- Senior Democratic Services & Scrutiny Officer
Avisa Birchenough	- Democratic & Scrutiny Services Officer
Nicole Cramp	- Democratic & Scrutiny Services Officer

72. DISCLOSURES OF INTEREST

- | | |
|--------------------|---|
| Cllr. Neil Wright | - 25/0267/OUT - Demolition of an existing industrial building (Class B2) and ancillary office (Class E(g)(i)) and erection of buildings providing up to 3,546sq.m. of Research and Development / light industrial (Class E(g)(ii)(iii)) floor space, the closure and relocation of a vehicular access (all matters reserved except for access and scale). |
| Nature of Interest | - Non-Registerable Interest
Thurlaston Sawmills Ltd, Enderby Road, Thurlaston |
| Extent of Interest | - Cllr. Wright lives in Thurlaston and is known to the owner of The Wood Yard. Cllr. Wright's wife, Cllr. Maggie Wright is speaking at the Committee today as District Councillor for the Fosse Normanton Ward. |

73. MINUTES

The minutes of the meeting held on 3 July, as circulated, were approved and signed as a correct record.

74. APPLICATIONS FOR DETERMINATION

Considered – Report of the Development Services Team Leaders

24/0574/OUT

Outline planning application for the redevelopment of the site for up to 200 residential dwellings including re-siting of existing retail/leisure/sui generis uses, demolition of existing buildings and creation of public open space, highways and drainage infrastructure (all matters reserved except for access).

Blaby Golf Range, Lutterworth Road, Blaby

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. Paul Hartshorn – Ward Member
- Graham Harding – Parish Member
- Marie Stacey – Applicant/Agent

DECISION

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

Reason for Refusal 1: Green Wedge Encroachment. The proposed development would inappropriately encroach upon the designated Green Wedge, leading to the further undesirable coalescence of Blaby with Whetstone and Countesthorpe. This would fundamentally undermine the Green Wedge's strategic objectives by failing to preserve its open and undeveloped character, disrupting vital green networks, and diminishing existing public access for recreation, thereby conflicting with Policy DM2 of the Blaby District Council Local Plan Delivery DPD and CS16 of the.

Reason for Refusal 2: Loss of Recreational Facility. The proposed development would result in the regrettable loss of Blaby Golf Centre, creating a significant deficit in the District's recreational provision. This loss is particularly impactful as the facility prioritises resilient, adaptable amenities that support foundational participation and beginner pathways, which are crucial for futureproofing golf provision in the area. This is contrary to Policy CS15 of the Blaby District Council Core Strategy and paragraph 103 of the National Planning Policy Framework (NPPF).

Reason for Refusal 3: Insufficient Commercial Mitigation. The proposed development fails to adequately demonstrate that sufficient new commercial floorspace will be created to effectively mitigate the loss of existing businesses on the site. This deficiency contravenes Policy CS6 of the Core Strategy and Policy SA3 of the Blaby District Council Local Plan Delivery DPD.

 Considered – Report of the Senior Planning Officer

25/0267/OUT

Demolition of an existing industrial building (Class B2) and ancillary office (Class E(g)(i)) and erection of buildings providing up to 3,546sq.m. of Research and Development / light industrial (Class E(g)(ii)(iii)) floor space, the closure and relocation of a vehicular access (all matters

reserved except for access and scale).

Thurlaston Sawmills Ltd, Enderby Road, Thurlaston

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. Maggie Wright – Ward Member
- Paul Smith – Applicant/Agent

DECISION

THAT APPLICATION 25/0267/OUT BE APPROVED SUBJECT TO THE APPLICANT ENTERING INTO A SECTION 106 AGREEMENT TO SECURE THE FOLLOWING:

- **S106 monitoring contributions – District and County Councils, including Biodiversity Net Gain.**
- **LCC Highways monitoring fee.**

AND SUBJECT TO THE STATUTORY BIODIVERSITY NET GAIN CONDITION AND IMPOSITION OF THE FOLLOWING CONDITIONS:

1. Statutory outline condition.
2. Submission of reserved matters – layout, appearance and landscaping.
3. Development in accordance with approved plans and documents.
4. Use of development limited to Class E(g)(ii)(iii) (research & development / light industrial) only, with ancillary office accommodation.
5. Site layout to be agreed at reserved matters stage.
6. Requirement to submit a necessary programme of archaeological work prior to demolition or commencement of development.
7. Requirement to submit a Demolition and Method Statement prior to demolition or commencement of development.
8. All mitigation measures and works to be carried out in accordance with Ecological Impact Assessment.
9. Requirement to submit a Construction Environmental Management Plan (CEMP: Biodiversity) prior to demolition or commencement of development.
10. Requirement to submit a Biodiversity Enhancement Strategy prior to demolition or commencement of development.
11. Requirement to submit Lighting Design Strategy for Biodiversity prior to beneficial use of the application site.

12. Requirement for a Habitat Management and Monitoring Plan prior to commencement of development.
 13. Requirement to submit an Amended Framework Travel Plan prior to first occupation.
 14. Access arrangements to be implemented as per Proposed Site Layout drawing prior to first occupation.
 15. The new vehicular access must not be used for a period exceeding one month unless all existing vehicular accesses on Enderby Road have been closed permanently.
 16. Requirement to submit a Construction Traffic Management Plan prior to commencement of development.
 17. No gates, barriers, bollards, chains etc to be erected to the vehicular access within 10m of the edge of the public highway.
 18. Requirement to submit site drainage details prior to first occupation.
 19. Requirement to submit a Surface Water Drainage Scheme prior to commencement of development.
 20. Requirement to submit surface water management details during construction prior to commencement of development.
 21. Requirement to submit long-term maintenance of surface water drainage system prior to first occupation.
 22. Requirement to carry out infiltration testing prior to commencement of development.
 23. Proposed industrial units to be limited to 2-storeys in height.
 24. A pedestrian access gate shall be provided to the site's southern boundary, to provide access to the Public Right of Way, prior to first occupation. Details to be agreed at reserved matters stage.
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Considered – Report of the Planning Officer

25/0459/FUL

First floor extension to replace existing conservatory

Enderby Leisure Centre, Mill Lane, Enderby

DECISION

THAT APPLICATION 25/0459/FUL BE APPROVED SUBJECT TO THE CONDITIONS SET OUT BELOW.:

1. 3 year time limit.

2. Approved plans.
 3. Materials as per approved plans.
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THE MEETING CONCLUDED AT 5.31 P.M.