

PLANNING COMMITTEE

Minutes of a meeting held at the Council Offices, Narborough

THURSDAY, 4 SEPTEMBER 2025

Present:-

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

Cllr. Tony Deakin
Cllr. Janet Forey

Cllr. Richard Holdridge
Cllr. Bob Waterton

Cllr. Neil Wright

Substitute:-

Cllr. Cheryl Cashmore (In place of Cllr. Roy Denney and Cllr. Helen Gambardella)

Officers present:-

Jonathan Hodge	- Planning & Strategic Growth Group Manager
Charlene Hurd	- Development Services Team Leader
Rebekah Newman	- Senior Planning Officer
Clementyne Murphy-Nelson	- Senior Planning Officer
Maria Philpott	- Senior Planning Officer (Consultant)
Gemma Dennis	- Corporate Services Group Manager
Avisa Birchenough	- Democratic & Scrutiny Services Officer
Nicole Cramp	- Democratic & Scrutiny Services Officer

Apologies:-

Cllr. Roy Denney and Cllr. Helen Gambardella

83. **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. Land North of Sycamore Way, Littlethorpe.
Nature of Interest	- Other Registerable Interests.
Extent of Interest	- Cllr Janet Forey lives and works with residents in the ward of Littlethorpe and will keep an open mind.
Cllr. Richard Holdridge	- 24/0734/FUL - Construction of a solar farm together with associated works, equipment and necessary infrastructure. Soars Lodge Farm, Foston Lane, Foston, Leicester, Leicestershire, LE8 5WP
Nature of Interest	- Other Registerable Interests
Extent of Interest	- Cllr Richard Holdridge is a volunteer Trustee of St. Bartholomew's Church and Friend's of Foston Church. Both churches are affected by the application. Cllr. Richard Holdridge will not vote on the application.
Cllr. Neil Wright	- 24/0398/FUL - Residential development (Class C3) of 154 dwellings (accessed off Peers Way and Preston Way) with landscaping, open space, access works and associated infrastructure. Land To The South Of Ratcliffe Drive, Peers Way And Preston Way Huncote
Nature of Interest	- Non Registerable Interest
Extent of Interest	- Cllr. Neil Wright's wife, Cllr. Maggie Wright is speaking at the Committee today as Ward Member for Huncote.

84. MINUTES

The minutes of the meeting held on 31 July, as circulated, were approved and signed as a correct record.

85. APPLICATIONS FOR DETERMINATION

Considered – Report of the Senior Planning Officer

24/0398/FUL

Residential development (Class C3) of 154 dwellings (accessed off Peers Way and Preston Way) with landscaping, open space, access works and associated infrastructure.

**Land To The South Of Ratcliffe Drive, Peers Way And Preston Way
Huncote Report Author: Contact Details: Rebekah Newman**

Public Speaking

Pursuant to the Council's Constitution Part 4, Section 8, in relation to public rights in participation in planning applications, the Chairman invited the following to give a three minute presentation in relation to the following application:-

- Cllr. Maggie Wright – Ward Member
- Cllr. Alec Knight – Parish Councillor
- Chris Shaw – Objector
- Rob Thorley – Applicant/Agent

DECISION

THAT APPLICATION 24/0398/FUL BE DEFERRED FOR THE FOLLOWING REASON:

The committee consider that justification is required from the Local Highways Authority to demonstrate why their original objection to the single access point from Daultry Road has been removed. They require information regarding the additional information and works produced to alter this stance.

The Chairman adjourned the meeting at 5:34pm to allow members of the public to withdraw from the Council Chamber. The Chairman reconvened the meeting at 5:39pm.

Cllr. Richard Holdridge, having earlier declared an interest, left the meeting area before this item was considered and joined the public area.

Considered – Report of the Senior Planning Officer

24/0734/FUL

Construction of a solar farm together with associated works, equipment and necessary infrastructure

Soars Lodge Farm, Foston Lane, Foston, Leicester, Leicestershire, LE8 5WP

Public Speaking

Pursuant to the Council's Constitution Part 4, Section 8, in relation to public rights in participation in planning applications, the Chairman invited the following to give a three minute presentation in relation to the following application:-

- Cllr. Adrian Clifford – Ward Member
- Martin Smith – Countesthorpe Parish Council
- Richard Holdridge – Trustee of St. Bartholomew's Church and Trustee of Friends of Foston Church
- Swara Shah – Applicant/Agent

DECISION

THAT APPLICATION 24/0734/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:

- S106 monitoring contributions - District and County Councils for including Biodiversity Net Gain
- Habitat Management Monitoring Plan

- On-site Biodiversity Net Gain Provision
- Off-site Biodiversity Net Gain Provision

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

1. Statutory 3 year condition.
2. Development to be built in accordance with approved plans and documents.
3. Permission granted for a period of 40 years from first export of electricity and site decommissioned and restored after this period.
4. Decommissioning Scheme to be submitted and approved no later than 39 years from the date of the first export of electricity and implemented as approved.
5. In the event of site is no longer required for purposes of electricity generation or ceases to operate for a continuous period of 12 months prior to the expiry of the 40 year period; a Decommissioning Scheme shall be submitted and approved.
6. If the Solar panel arrays are damaged, replaced or reach end of life over the period of 40 years, the panels shall be replaced with like for like arrays.
7. Prior to the commencement of development full details of materials and finish, including colour, of ancillary buildings, equipment (panel arrays and inverters) and all enclosures/fencing shall be submitted to and approved in writing.
8. No development shall commence on the site until such time as the details within Construction Traffic Management Plan have been implemented in full.
9. Existing gates to the vehicular access have been permanently removed. No further gates barriers, bollards, chains or other such obstructions shall be erected within a distance of 20 metres (during the construction phase) and 10m (during the operational phase).
10. Development shall not be first brought into use until vehicular visibility splays of 2.40 metres by 215 metres have been provided at the site access.
11. Development shall not be first brought into use until such time as off street car and HGV parking provision (with turning facilities) has been provided, hard surfaced (and demarcated).
12. Development shall not be first brought into use until the access drive (and any turning space) has been surfaced with tarmacadam, or similar hard bound material (not loose aggregate).
13. No development shall take place until a scheme for the treatment of the Public Right(s) of Way (PRoW) has been submitted to and approved in writing.
14. No development shall take place (including ground works or vegetation clearance) until an updated badger survey has been submitted to and approved in writing.

15. No development (including ground works or vegetation clearance) shall take place until a Method Statement for great crested newt mitigation and compensation has been submitted to and approved in writing.
16. No development (including ground works or vegetation clearance) shall take place until a Construction Environment Management Plan for biodiversity (CEMP: Biodiversity) has been submitted to and approved in writing
17. Prior to commencement of development, full details of a scheme for faunal biodiversity enhancement measures shall be submitted to and approved in writing
18. The development shall be implemented in strict accordance with the measures stated in Section 4 of the Ecological Impact Assessment.
19. No demolition/development shall take place/commence until the necessary programme of archaeological work has been completed.
20. No development shall take place until a landscape management plan has been submitted to and approved in writing.
21. The approved landscaping scheme shall be completed within the first planting season following first export of electricity from the site.
22. All landscaping requirements set out in appendix 5 of the Glint and Glare Assessment to be planted a minimum of 3 months prior to the installation of any solar PV arrays.
23. No development shall take place until such time as a surface water drainage scheme has been submitted to and approved in writing.
24. No development shall take place until details in relation to the management of surface water on site during construction has been submitted to and approved in writing.
25. No development shall take place until details in relation to the long-term maintenance of the surface water drainage system within the development have been submitted to and approved in writing.
26. No development shall take place until details of infiltration testing has been carried out and have been submitted to and approved in writing.
27. Prior to the commencement of any development an intrusive ground investigation shall be designed and undertaken for the contamination using the information obtained from the Phase I Desk Study. Method Statement and Verification Plan (Contamination) to be submitted and agreed prior to commencement of development.
28. Prior to the commencement of any above ground development, the remediation works shall be completed in accordance with the approved remediation method statement.
29. Details of CCTV and lighting to be submitted and agreed in writing prior to installation.
30. No development (including works of demolition) shall commence until a Demolition and Construction Method Statement (dust, dirt, noise, hours of construction has been submitted to, and approved in writing.
31. Tree and hedges on the site to be protected in accordance with the methods outlined in Arboricultural Impact Assessment and the Tree

- Protection Plan and adhered to during construction and decommissioning periods.
32. Operation of solar farm to be undertaken in accordance with the submitted Noise Impact Assessment.
 33. Prior to the installation of the Solar panel arrays a maintenance plan for the arrays for the life of the development for the cleaning, repairs and replacements shall be submitted and agreed in writing.
 34. Prior to the installation of the panels hereby permitted; a monitoring strategy, including but not limited to, the monitoring techniques, locations, specific years of further monitoring and standards shall be submitted to the Local Planning Authority for approval in writing to form the monitoring report for glint and glare. If monitoring identifies that glint or glare is causing a significant adverse effect on residential or visual amenity, details of proposed remediation or mitigation measures shall be submitted to the Local Planning Authority for written approval within one month of such effects being identified. All approved remediation/mitigation measures shall be fully implemented within three months of approval and shall thereafter be retained and maintained for the lifetime of the development."

The Chairman adjourned the meeting at 6:44pm to allow members of the public to withdraw from the Council Chamber. The Chairman reconvened the meeting at 6:49pm.

Considered – Report of the Senior Planning Officer (Consultant)

The Chairman informed Members that the Committee was approaching the 3 hour deadline and in accordance with Part 4, Section 1, Paragraph 9 of the Council's Constitution, Members were required to cast a vote if they wanted to continue the meeting. Members voted and resolved to continue for the duration of the meeting.

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:

- Cllr Richard Chapman – Parish Councillor
- Vicky Turner – Objector
- David Kendrick – Supporter
- Ronan Donohoe – Applicant/Agent

DECISION

THAT APPLICATION 24/0760/OUT BE APPROVED SUBJECT TO THE APPLICANT ENTERING INTO AN AGREEMENT PURSUANCE TO SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT TO SECURE THE FOLLOWING:

- Secondary education contribution
- Library facilities contribution • Recycling and refuse contribution (wheeled bins)
- Travel Packs
- Open space contributions, as necessary
- Management and maintenance of public open space and attenuation basin
- Healthcare facilities contribution
- Biodiversity net gain - HMMP and monitoring fees
- Leicestershire County Council monitoring costs
- Blaby District Council monitoring costs

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

1. Outline time limit.
2. Reserved matters details
3. Approved plans.
4. Accord with the submitted Design Code
5. Arboricultural Impact Assessment to be submitted and approved
6. Tree protection plan to be submitted
7. Landscaping scheme to be agreed (in line with BNG calculations)
8. Agreed landscaping scheme to be carried out.
9. Foul and surface water drainage scheme to be submitted, approved and implemented

10. Management of surface water during construction to be submitted and agreed
11. Long-term maintenance of the surface water to be submitted and agreed
12. No development until infiltration testing has been carried out, submitted and approved
13. No development until a Construction Traffic Management Plan (CTMP) has been submitted
14. Access to be implemented prior to occupation
15. Dropped crossing and tactile paving to be implemented prior to occupation
16. Construction Environmental Management Plan (CEMP) to be submitted and agreed and adhered to.
17. Development to be implemented in accordance with recommendations of the Ecological Appraisal by FPCR Environment and Design- including recommendations in the further surveys relating to reptiles and bats
18. Landscape and Ecology Management Plan (LEMP) to be submitted and agreed and adhered to (to ensure future management of BNG)
19. Details of any lighting to be submitted and agreed - to be bat sensitive
20. EV charging details to be submitted and agreed
21. Cycle storage to be provided
22. Contamination - intrusive investigation, remediation and verification
23. Unexpected contamination
24. Noise survey - to be submitted and approved
25. No development until a programme of archaeology and written scheme of investigation has been carried out and approved
26. Development to accord with the Flood Risk Assessment and mitigation measures therein (including no changes to land levels within flood zones 2, 3a and 3b and for all built development to be restricted to flood zone.

THE MEETING CONCLUDED AT 7.36 P.M.