

PLANNING COMMITTEE

Minutes of a meeting held at the Council Offices, Narborough

THURSDAY, 30 OCTOBER 2025

Present:-

Cllr. Lee Breckon JP (Chairman)

Cllr. Janet Forey

Cllr. Helen Gambardella

Cllr. Richard Holdridge

Cllr. Bob Waterton

Cllr. Neil Wright

Substitute:-

Cllr. Nigel Grundy (In place of Cllr. Roy Denney)

Cllr. Mark Jackson (In place of Cllr. Susan Findlay)

Officers present:-

Jonathan Hodge	- Planning & Strategic Growth Group Manager
Glen Baker-Adams	- Development Services and Enforcement Manager
Helen Wallis	- Senior Planning Officer
Rebekah Newman	- Senior Planning Officer
Kiera Kalym	- Planning Officer
Gemma Dennis	- Corporate Services Group Manager
Katie Shevas	- Elections and Governance Manager
Avisa Birchenough	- Democratic & Scrutiny Services Officer

Apologies:-

Cllr. Susan Findlay, Cllr. Tony Deakin and Cllr. Roy Denney

1. **DISCLOSURES OF INTEREST**

- | | | |
|--------------------|---|---|
| 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. |
| | | |
| Cllr. Neil Wright | - | 21/1155/FUL - Demolition of existing equestrian buildings and erection of storage barn, machinery store, courtyard stable block with tack rooms and offices, site office / admin building, indoor arena, manège with 8 no. floodlighting columns and associated parking and landscaping and diversion of existing public right of way |
| Nature of Interest | - | Non Registerable Interest |
| Extent of Interest | - | Cllr. Neil Wright is a Ward Member of Croft, Stoney Stanton and Potters Marston. |

2. **MINUTES**

The minutes of the meeting held on 4 September, as circulated, were approved and signed as a correct record.

3. **APPLICATIONS FOR DETERMINATION**

Considered – Report of the Senior Planning Officer

21/1155/FUL

Demolition of existing equestrian buildings and erection of storage barn, machinery store, courtyard stable block with tack rooms and offices, site office / admin building, indoor arena, manège with 8 no. floodlighting columns and associated parking and landscaping and diversion of

existing public right of way.

Potters Kiln, Stanton Lane, Potters Marston, Leicestershire, LE9 3JR

Public Speaking

Pursuant to the Council's Constitution Part 4, Section 7, in relation to public rights of participation in planning applications, the Chairman invited the following to give a five minute presentation:

- Selina Lidar - Applicant/Agent

DECISION

THAT APPLICATION 21/1155/FUL BE APPROVED SUBJECT TO THE 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. Further floor plans and elevations of storage barn to be submitted and agreed.
4. Details of all external materials (including surface material for manège) to be submitted, agreed and implemented as approved.
5. Details of all existing and proposed site levels to be submitted, agreed and implemented as approved.
6. Access arrangements to be implemented in full before development is operational.
7. Visibility splays to be provided at the site access before development is operational.
8. Parking and turning to be implemented in accordance with approved drawing before development is operational.
9. No development until a scheme and timetable for delivery of footpath U18 has been submitted, agreed and implemented as approved.
10. The development is not to become operational until existing vehicular access on Stanton Lane (150m north of equestrian centre access) is permanently closed.
11. Notwithstanding details on landscape strategy plan, full details of hard and soft landscaping to be submitted, agreed and implemented in accordance with LEMP.
12. Tree and hedgerow protection measures to be implemented.
13. Prior to development a LEMP to be submitted, agreed and implemented as approved for 30 years.
14. Prior to development a CEMP: Biodiversity to be submitted, agreed and implemented as approved.

15. Enhancement measures in ecology assessment to be implemented as recommended.
16. No lighting to be installed until a lighting strategy has been submitted and agreed and installed as approved with no subsequent changes.
17. Landscaping specification to be submitted to outline how wildflower meadow planting will ensure that the significance of archaeological remains will be preserved and managed.
18. Surface water drainage strategy to be submitted, agreed and implemented as approved.
19. Details of management of surface water during construction to be submitted, agreed and implemented as approved.
20. Development shall not become operational until details of long-term maintenance of surface water drainage system has been submitted, agreed and implemented as approved
21. Prior to development a Construction Management Plan to be submitted, agreed and implemented as approved.
22. No ventilation or extraction equipment to be installed prior to details being submitted, agreed and implemented as approved.
23. Any café/staff canteen facilities shall be provided on an ancillary basis only for users of the site for equestrian purposes and shall not be available for use by visiting members of the general public.
24. No retail sales to take place from the site.
25. Waste strategy to be submitted, agreed and implemented as approved
26. Contamination assessment to be submitted and agreed
27. Use as an equestrian centre for stabling/livery, horse riding and equestrian events only and for no other uses, including any other uses within Class F2.
28. Hours of operation

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

Public Speaking

Pursuant to the Council's Constitution Part 4, Section 7, in relation to public rights of participation in planning applications, the Chairman invited the following to give a five minute presentation:

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

DECISION

THAT APPLICATION 24/0398/FUL BE APPROVED SUBJECT TO THE APPLICANT ENTERING INTO A SECTION 106 AGREEMENT TO SECURE THE FOLLOWING:

1. Provision of 25% affordable housing
2. Early years education contribution
3. Primary education contribution
4. Secondary education contribution
5. SEND education contribution
6. Health care facilities contribution
7. Library facilities contribution - The library S.106 contribution to contribute towards Huncote Community Library.
8. Waste facilities contribution
9. Recycling and refuse contribution (wheeled bins)
10. Leicestershire police contribution (police vehicles and identification technology)
11. On-site MUGA / LEAP
12. On-site open space and future maintenance (including a MUGA / LEAP)
13. Off-site sports facilities contribution - Part of the off-site sports facilities contribution (changing facilities) to contribute towards sports facilities within the village of Huncote, rather than Stoney Stanton War Memorial Fields
14. Travel packs.
15. Bus passes and possible contribution towards public information displays.
16. Residential Travel Plan monitoring fee
17. On-site Biodiversity Net Gain Provision
18. Appointment of a Travel Plan Co-ordinator (from commencement of development until five years after the occupation of the last unit)
19. S106 monitoring contributions - District and County Councils (including Biodiversity Net Gain)

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. All windows, front and garage doors to be finished in colour shown in House Type and Garage Type packs.
4. Material Schedule to be provided prior to above ground development.
5. Details of solar panels to be submitted and agreed in writing prior to installation.
6. Site Investigation, Method Statement and Verification Plan (Contamination) to be submitted and agreed prior to commencement of development. Remediation works shall be completed in accordance with the approved method statement.
7. If contamination not previously identified is found then a remediation strategy is required.
8. Bin Collection Points and Bin Storage Points to be provided and retained as per Boundaries and Bins Plan.
9. Removal of Permitted Development Rights for further openings / windows within the first-floor side elevation of certain plots, unless obscure glazed and non-opening.
10. Obscurely glazed windows shall be installed where such openings serve proposed bathrooms and WCs.
11. Surface water drainage scheme shall be submitted, agreed and adhered to.
12. Foul water drainage scheme shall be submitted, agreed and adhered to.
13. Details for the management of surface water on site during construction to be submitted for approval.
14. Details for the long-term maintenance of the surface water drainage system to be submitted for approval prior to occupation.
15. Infiltration testing to be carried out before any development commences.
16. Details of site levels / finished floor levels to be submitted, agreed and adhered to prior to any above ground construction.
17. Plot frontage landscaping scheme shall be submitted, agreed and adhered to.
18. Tree protection works as per Arboricultural Impact Assessment shall be adhered to.
19. Details of external lighting to be submitted, agreed and adhered to.
20. Construction Environment Management Plan to be submitted, agreed and adhered to (hours of works and deliveries, noise and vibration mitigation, dust mitigation and temporary lighting details), to include Heras fencing or equivalent around the existing children's play area to the north of the application site and the setting up of a resident help / complaints line.
21. Noise attenuation measures as per Noise Assessment shall be adhered to

- and validation statement to be submitted and agreed.
22. Construction Traffic Management Plan to be submitted and agreed before any development commences.
 23. Access arrangements as per plan to be implemented in full prior to occupation.
 24. A scheme for off-site pedestrian works between the development site and Huncote village centre to be submitted and agreed prior to occupation.
 25. A scheme for the offsite highway works at the B4114 Coventry Road / Huncote Road junction to be submitted and agreed prior to occupation.
 26. Parking and any turning facilities as per plan to be implemented prior to occupation and maintained in perpetuity.
 27. Access drive (and any turning space) to be surfaced with tarmacadam or similar prior to occupation and maintained in perpetuity.
 28. No vehicular access gates or other such obstructions shall be erected at vehicular access points.
 29. Measures and incentives in submitted Travel Plan to be implemented in full prior to first occupation.
 30. A scheme for the treatment of the PROW (V121) to be submitted and agreed prior to first occupation.
 31. Construction Environment Management Plan for biodiversity to be submitted and agreed before any development commences.
 32. Updated protected species survey shall be submitted and agreed prior to commencement of development (survey to be carried out within 3 months of likely commencement works).
 33. Protected species mitigation measures to be implemented to best practice guidance.
 34. Landscape and Ecological Management Plan to be submitted and agreed prior to commencement of development.
 35. No piling shall take place until a Piling Method Statement has been submitted and agreed.
 36. (Additional condition) – The applicant to submit a request to the LHA for a Traffic Regulation Order along Daultry Road.
- Condition 19 was removed as it is a duplicate of condition 35.

4. BLABY DISTRICT COUNCIL (WINDYRIDGE, GULLET LANE, KIRBY MUXLOE) TREE PRESERVATION ORDER 2025

Considered – Report of the Planning & Strategic Growth Group Manager.

DECISIONS

1. That the confirmation of the Tree Preservation Order at Windyridge, Gullet Lane, Kirby Muxloe.
2. That Authority be delegated to the Planning and Strategic Growth Group Manager to confirm the Tree Preservation Order at Windyridge, Gullet Lane, Kirby Muxloe.

Reason:

Having consideration of the representations received regarding the TPO, it is considered that there are insufficient grounds not to confirm the Order. The three trees contribute to the provision of important visual amenity along the public highway of Gullet Lane and Bridleway V81/4.

THE MEETING CONCLUDED AT 6.10 P.M.