

PLANNING COMMITTEE

Minutes of a meeting held at the Council Offices, Narborough

THURSDAY, 27 NOVEMBER 2025

Present:-

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

Substitute:-

Cllr. Nigel Grundy (In place of Cllr. Lee Breckon JP)

Officers present:-

Jonathan Hodge	- Planning & Strategic Growth Group Manager
Stephen Dukes	- Strategic Growth Manager
Glen Baker-Adams	- Development Services and Enforcement Manager
Erica Buchanan	- Senior Planning Officer
Helen Wallis	- Senior Planning Officer
Lloyd Bird	- Principal Planning and Conservation Officer
Charles Ebdon	- Major Schemes Officer
Gemma Dennis	- Corporate Services Group Manager
Sandeep Tiensa	- Senior Democratic Services & Scrutiny Officer
Avisa Birchenough	- Democratic & Scrutiny Services Officer
Nicole Cramp	- Democratic & Scrutiny Services Officer

Apologies:-

Cllr. Lee Breckon JP

170. DISCLOSURES OF INTEREST

Cllr. Neil Wright	- 24/0770/FUL - Demolition of buildings, construction of 191 no. dwellings and Village Hall, associated new vehicular and pedestrian/cycle access off Forest Road, open space including play provision, landscaping,
-------------------	--

123

		SuDs, enabling earthworks, and associated infrastructure. Springfield Farm, Forest Road, 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. Bob Waterton	-	24/1092/FUL - Full planning application: Demolition existing buildings and structures and erection of 58 affordable dwellings (Use Class C3) and all associated works, with access via Wardens Walk. Land Off Wardens Walk, Leicester Forest East
Nature of Interest	-	Non Registerable Interest
Extent of Interest	-	The application lies outside of the Braunstone Town Council boundaries and Braunstone Town Council have made comments on the application.

171. **MINUTES**

The minutes of the meeting held on 30 October, as circulated, were approved and signed as a correct record.

172. **CHANGE TO ORDER OF AGENDA**

Under Part 4, Section 1, Paragraph 13(c) of the Council's Constitution, the Chairman moved that Applications be heard in the following order of 25/0723/FUL, 24/0770/FUL and 24/1092/FUL.

173. **APPLICATIONS FOR DETERMINATION**

Considered – Report of the Senior Planner (Consultant)

25/0723/FUL

Retrospective change of use of land to enable standing of residential static caravan. Erection of new entrance gates.

Land to the East of Sycamore Street, Blaby

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 Antony Moseley – Ward Member
- Cllr Marian Broomhead - Parish Councillor

DECISION

THAT APPLICATION 25/0723/FUL BE REFUSED FOR THE FOLLOWING REASONS:

1. The development is situated in land designated as Countryside and is within the Blaby Conservation Area. The proposed residential Gypsy and Traveller caravan site will form a discordant feature in the verdant green street scene of Sycamore Street / Welford Road and the parkland setting of Bouskell Park. The removal of part of the boundary hedge to create access into the site the proposal significantly harms the character and appearance of the landscape and fails to conserve or enhance the Blaby Conservation Area, contrary to Policies CS2, CS9, CS18 and CS20 of the Blaby District Local Plan (Core Strategy) Development Plan Document (2013), SA4, DM2 and DM12 of the Local Plan (Delivery) Development Plan Document (2019) and BNP1, BNP3 and BNP8 of the Blaby Neighbourhood Plan (2018).
2. The proposed development is situated within the settings of Blaby Hall and the Icehouse of Blaby Hall which are both Grade II Listed Buildings. The proposed residential Gypsy and Traveller caravan site will form a discordant feature in the verdant green street scene of Sycamore Street / Welford Road and the parkland setting of Bouskell Park. Therefore, the proposal fails to conserve or enhance the setting of these designated heritage assets, contrary to Policies CS20 of the Blaby District Local Plan (Core Strategy) Development Plan Document (2013) and SA4 and DM12 of the Local Plan (Delivery) Development Plan Document (2019).
3. The applicant has failed to demonstrate that the proposal would not affect the habitats for wildlife and protected species by way of an ecology survey in accordance with the ODPM Regulations which require protected species surveys to be submitted prior to determination of a planning application contrary to Policies CS9, CS18 and CS19 of the Blaby District Local Plan (Core Strategy) Development Plan Document (2013), SA4 and DM2 of the Local Plan (Delivery) Development Plan Document (2019) and BNP1, BNP3 and BNP8 of the Blaby Neighbourhood Plan (2018).

Considered – Report of the Senior Planning Officer

24/0770/FUL

Demolition of buildings, construction of 191 no. dwellings and Village Hall, associated new vehicular and pedestrian/cycle access off Forest Road, open space including play provision, landscaping, SuDs, enabling earthworks, and associated infrastructure.

Springfield Farm, Forest Road, 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
- Sally Smith – Applicant/Agent

DECISION

THAT APPLICATION 24/0770/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
8. Civic amenity and waste facilities contribution
9. Recycling and refuse contribution (wheeled bins).
10. On-site open space and future maintenance (including LEAP)
11. Off-site sports facilities contribution
12. Village Hall transfer
13. Bus stop contribution
14. Traffic Regulation Order (TRO) removal contribution
15. Travel packs

16. Bus passes
17. Residential Travel Plan monitoring fee
18. Appointment of a Travel Plan Co-ordinator
19. On-site Biodiversity Net Gain provision and monitoring
20. S106 monitoring contributions - District and County Councils

**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. Materials and colour finish of door to be carried out in accordance with materials plan.
4. Construction Environmental Management Plan (CEMP) to be submitted and implemented as approved.
5. Construction Traffic Management Plan to be submitted and implemented as approved.
6. Construction Environmental Management Plan or Biodiversity (CEMP:Biodiversity) to be submitted and implemented as approved.
7. Details of precautionary method of working in relation to Great Crested Newts to be submitted and agreed. Landscaping and Ecological management plan to be submitted and implemented as agreed. 8.
8. Submission of final tree protection plan and arboricultural method statement to be submitted and implemented as approved.
9. No development until a scheme for treatment of PRoW footpath V64 and bridleway V65 has been submitted and approved. Implementation to be carried out as approved.
10. Surface water drainage scheme shall be submitted, agreed and adhered to.
11. Foul water drainage scheme shall be submitted, agreed and adhered to.
12. Details for the management of surface water on site during construction to be submitted for approval.
13. Details for the long-term maintenance of the surface water drainage system to be submitted for approval prior to occupation.
14. Archaeological mitigation strategy to be submitted and agreed and development carried out in accordance with agreed strategy.
15. Asbestos survey: remediation 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.
16. If contamination not previously identified is found then a remediation strategy is required.
17. Air Quality mitigation measures to be implemented in accordance with Air Quality Assessment.

- 18.Noise mitigation measures to be implemented in accordance with Noise Assessment.
- 19.Play area design and equipment to be implemented in accordance with submitted plan.
- 20.Site access arrangements and off-site highway works to be implemented prior to occupation.
- 21.Visibility splays to be provide prior to occupation.
- 22.Offsite highway works at the B4114 Coventry Road / Huncote Road junction to be implemented prior to occupation.
- 23.Off-site highway works at the Forest Road/Desford Road junction to be implemented prior to occupation.
- 24.Amended travel plan to be submitted prior to occupation and implemented as approved.
- 25.Parking and turning facilities for each residential unit to be implemented prior to occupation and maintained in perpetuity.
- 26.Access drives to be surfaced with hard bound material prior to occupation and maintained in perpetuity.
- 27.No gates/barriers/bollards within 5 metres of the highway boundary.
- 28.Village hall not to be used until secure, covered cycle parking has been provided in accordance with details submitted and approved and maintained in perpetuity.
- 29.Village hall parking and turning to be implemented and provision kept available in perpetuity.
- 30.Details of any village hall lighting and CCTV provision to be submitted to and approved prior to its implementation.
- 31.Hours of use for village hall 07:00 to midnight; no amplified music or use of rear patio area after 2300 and no amplified music to be played outside.
- 32.Details of any village hall external plant to be submitted and approved. Details to accord with Noise Assessment.
- 33.Village hall enhanced glazing to be implemented in accordance with Noise Assessment.
- 34.Landscaping to be implemented in accordance with approved details and maintained/replaced.
- 35.Details of site levels / finished floor levels to be submitted, agreed and adhered to prior to any above ground construction.
- 36.Bin Collection Points and Bin Storage Points to be provided and retained as per Refuse Plan.
- 37.Bungalows as indicated on plans to be constructed as M4(2) compliant dwellings.
- 38.Obscurely glazed windows shall be installed where such openings serve proposed bathrooms and WCs.
- 39.No occupation of plots 93, 94 and 95 prior to submission of scheme for window revisions on adjacent barn conversion.
- 40.Removal of permitted development rights for conversion of garages to non-parking purposes.
- 41.Details of all external lighting to be submitted, agreed and adhered to prior

to installation.

Additional conditions:

42. Details of surfacing materials for LEAP (play area) to be submitted and implemented as approved.
43. Details of any solar panels to be installed on village hall roof to be submitted and implemented as approved.

Notes:

Members also requested a note to applicant being added in relation to:

- The applicant participating in a community liaison group during the construction period.
- The Planning Committee to write to the Local Highway Authority to request that the 20mph speed limit and existing school signage is retained as part of any changes to the Traffic Regulation Order on Denman Lane.

Considered – Report of the Senior Planning Officer

24/1092/FUL

Full planning application: Demolition existing buildings and structures and erection of 58 affordable dwellings (Use Class C3) and all associated works, with access via Wardens Walk.

Land Off Wardens Walk, Leicester Forest East

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:

- Richard Cooke – Applicant/Agent

DECISION

THAT APPLICATION 24/1092/FUL BE APPROVED SUBJECT TO THE APPLICANT ENTERING INTO A SECTION 106 AGREEMENT TO SECURE THE FOLLOWING:

- **Provision of 100% Affordable Housing**
- **On-site open space provision**
- **Biodiversity Net Gain Provision**
- **S106 Monitoring contributions – District and County Councils**
- **A late stage viability review mechanism to establish whether the development becomes viable to pay any contributions relating to the following:**
 - **Secondary education**
 - **Library facilities**
 - **Civic amenity and waste facilities**
 - **Health care facilities**
 - **Off site open space contribution**
 - **Travel packs, bus passes and travel plan monitoring contribution**
 - **Recycling and refuse contribution (wheeled bins)**

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

1. Statutory time limit
2. Accordance with approved plans
3. Details of all external materials to be agreed and adhered to.
4. Details of all boundary treatments to be agreed and adhered to.
5. Details of all hard surfacing to be agreed and adhered to.
6. Finished site and floor levels to be submitted and agreed and adhered to.
7. Soft landscaping details to agreed
8. Approved landscaping scheme to be carried out and maintained
9. Arboricultural Impact Assessment and Method Statement including tree protection measures to be submitted to and agreed and adhered to.
10. Development to be carried out in accordance with the submitted Tree Survey
11. Details of Arboricultural Clerk of Works to be submitted and agreed and adhered to.
12. Development to be carried out in accordance with the recommendations of the submitted Ecology Appraisal and Preliminary Roost Assessment and Bat Emergence Survey
13. Biodiversity Enhancement Strategy to be submitted and agreed and adhered to.
14. Details of external lighting to public areas to be submitted and agreed and adhered to.

15. Submission of Habitat Management and Monitoring Plans
16. Construction Environmental Management Plan (including a piling method and mitigation statement) to be submitted to and agreed and adhered to during development.
17. Scheme to address the management and/or safe disposal of asbestos to be submitted and agreed and adhered to.
18. Unidentified contamination remediation strategy to be agreed.
19. Noise Insulation measures for dwellings to and agreed and adhered to.
20. Noise mitigation measures for the protection of outdoor amenity spaces to be submitted and agreed and adhered to.
21. Implementation of measures for the protection of outdoor amenity spaces to be verified.
22. Notwithstanding the submitted details, provision of a bin collection point serving plots 14-17 to be submitted and agreed and adhered to.
23. Surface water drainage scheme to be submitted and agreed and implemented.
24. Surface water drainage scheme during construction to be submitted and agreed and implemented.
25. Details for the long-term management and maintenance of the surface water drainage scheme to be submitted and agreed and implemented.
26. Infiltration testing to be carried out.
27. Archaeological work to submitted in accordance with the approved Archaeological reports.
28. Details of interpretation boards and public art to be submitted and agreed and adhered to.
29. A play strategy to be submitted and agreed and adhered to.
30. Bathroom windows to be obscurely glazed
31. Removal of Permitted Development Rights for boundary treatments on selected plots
32. Removal of Permitted Development Rights for gates, barriers, bollards or chains
33. Removal of Permitted Development Rights for additional floors
34. Removal of Permitted Development Rights for additional windows on selected plots.
35. Removal of Permitted Development Rights for extensions on selected plots.
36. Access arrangements to be implemented in full.
37. A scheme of widening of Wardens Walk to South Avenue to be submitted and agreed and implemented.
38. Amended Travel Plan to be to be submitted to and agreed and adhered to.
39. A Waste Management Strategy to be submitted and agreed and adhered to.

Notes:

Any changes to the on-site road layout (to meet adoptable standards) made

following this committee but prior to a decision being issued to be agreed by the Planning and Strategic Growth Group Manager in consultation with the Vice Chair of the Planning Committee.

THE MEETING CONCLUDED AT 7.15 P.M.