

PLANNING COMMITTEE

Minutes of a meeting held at the Council Offices, Narborough

THURSDAY, 30 APRIL 2026

Present:-

Cllr. Lee Breckon JP (Chairman)

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

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

Cllr. Neil Wright
Cllr. Nigel Grundy

Officers present:-

Jonathan Hodge	- Planning & Strategic Growth Group Manager
Linda Durham	- Solicitor & Deputy Monitoring Officer
Glen Baker-Adams	- Development Services and Enforcement Manager
Clementyne Murphy-Nelson	- Development Services Team Leader
Rebekah Newman	- Senior Planning Officer
Kiera Kalym	- Planning Officer
Sandeep Tiensa	- Senior Democratic Services & Scrutiny Officer
Avisa Birchenough	- Democratic & Scrutiny Services Officer
Nicole Evans	- Democratic & Scrutiny Services Officer
Sophie Wisher	- Senior Elections & Governance Officer

1. **DISCLOSURES OF INTEREST**

Cllr. Lee Breckon - 25/0532/FUL - Residential development of 115no. dwellings, with access, public open space and associated infrastructure.

25/0785/FUL - Erection of a new purpose-built warehouse/storage unit (Class B8) with an ancillary facilities, parking provision and associated works.

25/0942/VAR - Variation of conditions 2 (approved plans) and 16 (access) attached to planning permission 23/0091/FUL to amend previously approved access.

Nature of Interest - Non Registerable Interest.

Extent of Interest - Cllr. Lee Breckon is the clerk for Whetstone Parish Council. As an employee of the Parish Council, Cllr. Lee Breckon is not a decisionmaker.

Cllr. Helen Gambardella - 25/0942/VAR - Variation of conditions 2 (approved plans) and 16 (access) attached to planning permission 23/0091/FUL to amend previously approved access.

Nature of Interest - Non Registerable Interest.

Extent of Interest - Cllr. Helen Gambardella has requested information from Sanders Senior Living with thought to move her mother to that care home.

2. **MINUTES**

The minutes of the meeting held on 12 March 2026, as circulated, were approved as a correct record.

3. **25-0532-FUL - LAND TO THE WEST OF SPRINGWELL LANE, WHETSTONE**

Considered - Report of the Development Services Team Leader.

25/0532/FUL

Residential development of 115no. dwellings, with access, public open space and associated infrastructure.

Land to the West of Springwell Lane, Whetstone.

Public Speaking

Pursuant to Part 4, Section 7 of the Council's Constitution in relation to public rights of participation in planning applications, the Chairperson allowed the following to give a 5 minute presentation:

- Cllr. Les Phillimore – Ward Member
- Nick Hodges – Objector
- Julia Mountford – Agent

The Chairperson announced an adjournment at 5.33pm so the Legal advisor, Planning & Strategic Growth Group Manager and Development Services and Enforcement Manager could withdraw to identify the correct plot number, the meeting reconvened at 5.37pm.

DECISION

THAT APPLICATION 25-0532-FUL BE DEFERRED ON THE GROUNDS OF PROXIMITY CONCERNS OF PLOTS 24, 25 AND 32 TO NO. 5 HUMES CLOSE, WHETSTONE.

4. **24-0957-FUL - LAND OFF BUTLER CLOSE, SHARNFORD**

Considered - Report of the Development Services Team Leader.

24/0957/FUL

Erection of 19 dwellings with associated access, landscaping, and parking.

Land off Butler Close, 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 Member
- Clive Attard – Objector
- Craig Nixon-Phillips – Agent

DECISION

That the application be approved, subject to the applicant entering into a Section 106 agreement to secure the following:

S106 Contributions:

1. Provision of 25% affordable housing
2. Health care facilities contribution
3. Library facilities contribution
4. Civic amenity and waste facilities contribution
5. Off-site open space contributions (informal open space and children's play space), as necessary
6. Off-site Biodiversity Net Gain provision and monitoring fee
7. Recycling and refuse contribution (wheeled bins)
8. S106 monitoring contributions – District and County Councils

And subject to the statutory biodiversity net gain condition and imposition of conditions relating to the following:

Conditions:

1. Statutory 3 year condition.
2. Development to be built in accordance with approved plans and documents.
3. Proposed site levels and finished floor levels to be agreed prior to commencement of development.

4. All external material details to be agreed prior to above ground construction.
5. Removal of Permitted Development Rights for extensions or additions and additional buildings to plot 14.
6. Removal of Permitted Development Rights for fences, gates or walls.
7. Removal of Permitted Development Rights for any further openings / windows within the first-floor side elevation of plots 1, 12 and 19.
8. Requirement to submit a land contamination desktop study, site investigation scheme, remediation method statement, verification plan and to carry out a site investigation prior to commencement of development.
9. Construction Environmental Management Plan (CEMP: Biodiversity) to be submitted and implemented as approved.
10. Requirement to submit a Biodiversity Enhancement Strategy prior to any works above slab level.
11. Requirement to submit a wildlife sensitive lighting design scheme prior to occupation.
12. Requirement to submit a Landscape and Ecological Management Plan prior to occupation.
13. Tree works as per Tree Survey, Arboricultural Implications Assessment and Method Statement.
14. All existing hedgerows to be retained in perpetuity and protected by suitable fencing during construction works.
15. Proposed tree planting, soft and hard landscaping to be agreed prior to commencement of development.
16. Any trees, hedges, shrubs or plants found to be dead, dying, severely damaged or diseased within five years of completion works to be replaced in next planting season.
17. Requirement to submit a necessary programme of archaeological work prior to commencement of development.
18. Vehicular visibility splays of 2.4m by 65m at the site access to be maintained.
19. Parking and turning facilities to be in accordance with Proposed Site Access drawing prior to occupation.
20. Requirement to submit a Construction Traffic Management Plan prior to commencement of development.
21. Requirement for an amended scheme for the treatment of the PROW prior to commencement of development.
22. Requirement for a surface water drainage scheme prior to commencement of development.
23. Requirement for details in relation to the management of surface water on site during construction prior to commencement of development.
24. Long-term maintenance of the surface water drainage system prior to occupation.
25. Requirement for infiltration testing prior to commencement of development.
26. Bathroom and WC windows of each dwelling to be obscurely glazed and a non-opening design.

27. Flood Evacuation Plan to be fully implemented in accordance with approved details prior to first occupation for the lifetime of the development.

Any future discharge of conditions application(s) relating to conditions 22, 23 and 24 to be reviewed by the Committee Chairperson Cllr. Lee Breckon and the Planning & Strategic Growth Group Manager.

The Chairperson announced a comfort break, the meeting was adjourned at 6.40pm and reconvened at 6.45pm.

5. 25-0942-VAR - 5 AND 7 GROBY ROAD, GLENFIELD

Considered - Report of the Development Services Team Leader.

25/0942/VAR

Variation of conditions 2 (approved plans) and 16 (access) attached to planning permission 23/0091/FUL to amend previously approved access.

5 And 7 Groby Road, Glenfield, Leicester, Leicestershire, LE3 8GN

DECISION

That the application be approved in line with conditions and reasons outlined in the report and subject to a Section 106 Agreement, the applicant entered into pursuant to Section 106 of the Town and Country Planning Act to secure the following developer contributions (as previously secured under application 23/0091/FUL), which applies in full force in respect of this application for:

1. Travel Packs.
2. Employee Bus Passes.
3. NHS contribution towards local GP practices

And subject to the imposition of conditions relating to the following:

Conditions:

1. List of approved plans.
2. Materials to be in accordance with details submitted under application 24/0640/DOC
3. Approved landscaping to be implemented and retained.
4. Finished floor levels in accordance with application details submitted under application 24/0640/DOC
5. Archaeological survey work/trenching etc to be undertaken in accordance with details submitted under application 24/0640/DOC
6. Arboricultural Impact Assessment to be carried out in accordance with application 24/0640/DOC and the updated addendum
7. External lighting details and CCTV to be submitted and agreed.
8. Construction Method Statement to be carried out in accordance with details submitted under application 24/0640/DOC
9. Protected species surveys and any mitigation works identified to be carried out in accordance with details submitted under application 24/0640/DOC
10. Approved BNG measures identified in the BNG Assessment Report and shown on the approved landscaping drawings to be undertaken and subsequently retained thereafter.

11. Construction Ecological Management Plan (biodiversity) to be carried out in accordance with details submitted under application 24/0640/DOC
12. Odour assessments to be undertaken on request and results submitted.
13. Timings of deliveries to site restricted in accordance with Noise Impact Assessment.
14. Prior to its construction, details of the proposed substation to be submitted and agreed.
15. Access arrangements to be constructed in accordance with the submitted plans prior to first occupation.
16. Vehicular visibility splays of 2.4m x 120m to be provided at site access.
17. Pedestrian visibility splays to be provided.
18. No gates or barriers to be erected to the site access.
19. Car parking and servicing areas to be provided as shown on the submitted drawings.
20. Secure cycle parking to be provided in accordance with details to be submitted and agreed.
21. Drainage details to be carried out in accordance with details submitted under application 24/0640/DOC.
22. Submitted Travel Plan to be implemented.
23. Surface water management during construction to be carried out in accordance with details submitted under application 24/0640/DOC.
24. Surface water drainage scheme to be carried out in accordance with details submitted under application 25/0041/DOC

6. 25-0785-FUL - WHITEACRES, WHETSTONE

Considered - Report of the Development Services and Enforcement Manager.

25/0785/FUL

Erection of a new purpose-built warehouse/storage unit (Class B8) with an ancillary facilities, parking provision and associated works.

Whiteacres, Whetstone, Leicestershire LE8 6BB

DECISION

That the application be approved in line with conditions reasons outlined in the report, and the applicant entering a section 106 agreement securing monitoring for BNG - Biodiversity Net Gain.

Conditions:

1. Statutory 3-year condition.
2. Development to be built in accordance with approved plans and documents.
3. Materials as specified in document ref. WABPA001.
4. Parking and turning facilities to be implemented in accordance with submitted drawings and kept available for such uses in perpetuity.
5. Proposed development to remain ancillary to the existing use of the site and not be occupied or operated separately from the remainder of the premises.
6. Secure (and under cover) cycle parking details to be submitted and agreed in writing by the Local Planning Authority prior to occupation.
7. All mitigation measures and/or works to be carried out in accordance with the Preliminary Ecological Appraisal Report
8. Prior to any works above slab level a biodiversity enhancement strategy to be submitted and agreed
9. Prior to commencement a habitat management and monitoring plan to be submitted and agreed
10. Surface water drainage scheme
11. Management of surface water on site during construction
12. Long-term maintenance of surface water management
13. Prior to commencement of any above ground development, the approved remediation works shall be completed in accordance with the approved
14. Hours of operation between 0900-1700 Monday-Friday only

7. 381-DC - ADULT EDUCATION CENTRE, ENDERBY TPO

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

381-DC

Blaby District Council (Adult Education Centre, Enderby), Tree Preservation Order 2025

DECISIONS

1. That the confirmation of the Tree Preservation Order at the Adult Education Centre, Enderby be approved.
2. That authority be delegated to the Planning and Strategic Growth Group Manager to confirm the Tree Preservation Order at The Adult Education Centre, Enderby.

Reason:

There is sufficient grounds to confirm the Order as the trees contribute to the provision of important visual amenity along the public highways of George Street, Shortridge Lane, Townsend Road and Footpath W19.

THE MEETING CONCLUDED AT 7.08 P.M.