

PLANNING COMMITTEE

Minutes of a meeting held at the Council Offices, Narborough

THURSDAY, 2 JULY 2026

Present: -

Cllr. Lee Breckon JP (Chairperson)
Cllr. Terry Richardson (Vice-Chairperson)

Cllr. Roy Denney	Cllr. Richard Holdridge	Cllr. Bob Waterton
Cllr. Helen Gambardella	Cllr. Mark Jackson	

Substitute: -

Cllr. Nigel Grundy (In place of Cllr. Les Phillimore)

Officers present: -

Glen Baker-Adams	- Development Services and Enforcement Manager
Clementyne Murphy-Nelson	- Development Services Team Leader
Charles Ebdon	- Major Schemes Officer
Rebekah Newman	- Senior Planning Officer
Avisa Birchenough	- Democratic & Scrutiny Services Officer
Nicole Evans	- Democratic & Scrutiny Services Officer
Chloe Skipp	- Legal Advisor

Apologies: -

Cllr. Tony Deakin
Cllr. Les Phillimore

1. **DISCLOSURES OF INTEREST**

Cllr. Richard Holdridge - 26/0291/VAR - Variation of conditions 2 (approved plans), 3 (materials), 4 (boundary treatments), 5 (surfacing), attached to planning application 24/0004/FUL

Nature of Interest - Non-Registerable Interest.

Extent of Interest - This application is within Cllr. Holdridge's ward but has an open mind and reserves the right to participate in the discussion.

2. **MINUTES**

The minutes of the meeting held on 11 June 2026, as circulated, were approved as a correct record.

3. **25/1074/FUL - ENDERBY LIFE CHURCH, MOORES LANE, ENDERBY, LE19 4AN**

Considered - Report of the Senior Planning Officer.

25/1074/FUL

Demolition of existing church, erection of children's care home (comprising of 4no. child bedrooms, 1no. staff bedroom and 1no. x bed flat) (Class C2), solar panels to roof slope and associated parking and landscaping.

Enderby Life Church, Moores Lane, Enderby, LE19 4AN

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:

- Andy Briars – on behalf of Enderby Life Church

DECISION

That the application be approved, subject to the following conditions.

Conditions:

1. Statutory 3-year condition.
2. Development to be built in accordance with approved plans and documents.
3. A programme of archaeological work (in accordance with a Written Scheme of Investigation (WSI) to be submitted and approved by the LPA) to be completed prior to the commencement of development or any demolition.
4. The parking and turning facilities as per the Proposed Site Plan are to be implemented prior to first occupation of the proposed development.
5. Secure and under cover cycle parking details to be agreed and provided prior to first occupation of the proposed development.
6. The flat hereby permitted to remain ancillary and shall not be occupied or operated separately from the remainder of the premises.
7. A Demolition and Construction Management Plan to be submitted and approved prior to commencement of development.
8. Residential care of no more than four children between the ages of 8 to 18 years (inclusive) at any one time.
9. Maximum of eight members of staff being present on the site at any one

time.

10. The use hereby permitted is limited to that of a children's home only and for no other purpose.
11. All mitigation measures and / or works to be carried out in accordance with Ecological Appraisal recommendations.
12. Biodiversity Enhancement Layout to be submitted and approved prior to occupation.
13. Lighting design strategy for biodiversity to be submitted and approved prior to occupation.
14. Tree works during construction period as per Arboricultural Impact Assessment.
15. All existing trees, shrubs or hedges to be retained on the site shall be protected by suitable fences during the construction period.
16. Requirement to submit a Phase I Desktop study prior to commencement of development.
17. Where required by condition 16, approved remediation works to be completed in accordance with approved remediation method statement prior to commencement of any above ground development. Verification report for remedial scheme to be submitted and approved within 3 months of completion of approved remediation works.
18. Details of proposed tree planting, soft and hard landscaping to be submitted and agreed prior to commencement of development (except any site clearance or demolition).
19. Material specification (all materials and finishes used on external elevations, windows, doors and roofs) to be submitted and approved prior to any development above ground level.
20. Full details of any Air Source Heat Pumps (ASHPs) to be submitted and approved prior to installation.
21. Written confirmation of successful completion of installation of ASHPs to be submitted within three months of installation.
22. Operational Management Plan to be submitted and approved within three months from the grant of this planning application.

4. 26/0291/VAR - LAND OFF GILLAM BUTTS, COUNTTESTHORPE, LE8 5XY

Considered - Report of the Major Schemes Officer.

26/0291/VAR

Variation of conditions 2 (approved plans), 3 (materials), 4 (boundary treatments), 5 (surfacing), attached to planning application 24/0004/FUL.

Land Off Gillam Butts, Countesthorpe, LE8 5XY

DECISION

That application 26/0291/VAR is approved subject to the applicant entering into a Section 106 for application 24/0004/FUL to secure the following:

- 25% provision of affordable housing
- Affordable Housing commuted sum
- Primary Education
- Library facilities
- Civic amenity and waste facilities
- Health care facilities
- Contributions or provision of open space provision/ enhancement/ management
- Contributions towards, travel packs and bus pass provision
- Recycling and refuse contribution (wheeled bins)
- S106 Monitoring – District and County Councils

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

Conditions:

1. Implementation of development 3 year from the date of approval of 24/0004/FUL
2. Development to be in accordance with approved plans
3. Development to be carried out in accordance with approved external materials
4. Development to be carried out in accordance with approved boundary treatments
5. Development to be carried out in accordance with approved hard landscaping
6. Construction Management Plan to be submitted, agreed and adhered to during development
7. Details of site/finished floor levels to be submitted, agreed and adhered to.

8. Details of external lighting to public areas to be submitted, agreed and adhered to.
9. Arboricultural Method Statement including tree protection measures to be submitted, agreed and adhered to.
10. All existing protected trees and boundary hedges shall be retained
11. Soft Landscaping Scheme shall be submitted and agreed and adhered to
12. 30-year Landscape Ecological Management Plan (LEMP) shall be submitted and agreed and adhered to.
13. Construction Environmental Management Plan for Biodiversity (CEMP) shall be submitted and agreed and adhered to.
14. Surface water drainage scheme to be submitted and agreed and implemented.
15. The development shall be carried out in accordance with the Geo-Environment Assessment.
16. Reporting of unexpected contamination
17. Access arrangements to be implemented in full.
18. Parking and turning facilities to be implemented in full.
19. Parking to be retained in perpetuity
20. No gates, access gates, barriers, bollards, chains etc to be erected.
21. Drainage to be provided within the site such that surface water does not drain into the public highway including private access drives.
22. Bathroom windows to be obscurely glazed
23. Removal of Permitted Development Rights for boundary treatments on selected plots
24. Removal of Permitted Development Rights for additional floors Removal of
25. Permitted Development Rights for additional windows on selected plots.
26. Removal of Permitted Development Rights for extensions on selected plots.

5. 25/1131/OUT - CHURCH FARM, MARSTON ROAD, CROFT, LE9 3GX

Considered - Report of the Senior Planning Officer.

25/1131/OUT

Outline application for the demolition of existing buildings and erection of new commercial building (Use Classes E(g)(i), B2 and B8) and associated staff car parking (all matters reserved except for access, layout and scale).

Church Farm, Marston Road, Croft, LE9 3GX

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:

- Stephen Mair - Agent

DECISION

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

1. S106 monitoring contributions – District and County Council, including Biodiversity Net Gain

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

Conditions:

1. Statutory outline condition.
2. Submission of reserved matters – appearance and landscaping.
3. Development in accordance with approved plans and documents.
4. Use of development limited to Class E(g)(i) (office), B2 (general industrial) and B8 (storage and distribution) only.
5. External lighting to be installed as per 'Lux Contour Plot' drawing. Any deviation from this plan to be submitted and approved in writing.
6. Details of any additional plant or machinery to be agreed prior to installation.
7. No machinery to be operated, nor any work take place outside the hours of 7:30am to 5pm Monday to Friday inclusive nor at any time on weekends or public holidays.

8. Paragraph 4.16 of Noise Impact Assessment to be adhered to in perpetuity.
9. Noise insulation scheme details for building to be agreed prior to commencement of development. Agreed works to be implemented prior to first use.
10. Written confirmation of completion of noise insulation scheme to be agreed prior to first occupation.
11. Noise Impact Assessment to be submitted within 6 weeks of a written request by the District Council.
12. Access drive to be surfaced with tarmacadam (or similar hard bound material) for a distance of at least 20m behind highway boundary prior to first occupation and be maintained in perpetuity.
13. Parking and turning facilities to be implemented as per Proposed Site Plan drawing prior to first occupation.
14. Secure and under cover cycle parking details to be submitted, agreed and implemented prior to first occupation.
15. Requirement to submit a scheme for the management and safe disposal of asbestos and asbestos containing materials, remediation method statement and verification plan prior to commencement of development (and demolition).
16. Remediation works to be completed as per approved remediation method statement prior to commencement of any above ground development.
17. Requirement to submit package treatment plant details prior to first occupation. Approved details to be implemented prior to first occupation and maintained in accordance with manufacturer's instructions.
18. Requirement to submit a surface water drainage scheme prior to commencement of development.
19. Requirement to submit details for the management of surface water on site during construction of development prior to commencement of development.
20. Requirement to submit details in relation to the long-term maintenance of the surface water drainage system within the development prior to first occupation of the development.
21. Infiltration testing to be carried out (or suitable evidence to preclude testing) and submitted prior to commencement of development.
22. Requirement to submit a Construction Environmental Management Plan (CEMP) prior to commencement of development (or demolition).
23. Any Package Treatment Plant and Sustainable Drainage System (SuDS) used to abide by CIRIA Guidance.
24. Any vegetation clearance or removal of potential hibernacula to be in accordance with submitted Reptile Method Statement.
25. Requirement to submit a biodiversity enhancement scheme prior to the commencement of development.
26. Requirement to submit an updated Otter and Water Vole survey prior to development (including ground works or vegetation clearance).
27. Requirement to submit a scheme for the protection of any existing trees or

hedgerows which are to be retained prior to the commencement of development.

Before closing the meeting the Chair, Cllr Lee Breckon, congratulated the Development Services Team Leader, Clementyne Murphy–Nelson for receiving the “Young Planner of the Year” Awards and the Senior Planning Officer, Rebekah Newman, for being shortlisted at the RTPI East Midlands Awards for Planning Excellence 2026.

THE MEETING CONCLUDED AT 5.30 P.M.