

PLANNING COMMITTEE

Minutes of a meeting held at the Council Offices, Narborough

THURSDAY, 30 JULY 2026

Present: -

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

Cllr. Tony Deakin
Cllr. Roy Denney

Cllr. Helen Gambardella
Cllr. Richard Holdridge

Cllr. Mark Jackson
Cllr. Bob Waterton

Substitute:-

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

Officers present:-

Gemma Dennis	- Assistant Director - Corporate Services
Jonathan Hodge	- Assistant Director - Planning & Strategic Growth
Stephen Dukes	- Strategic Growth Manager
Glen Baker-Adams	- Development Services and Enforcement Manager
Clementyne Murphy-Nelson	- Development Services Team Leader
Sandeep Tienia	- Senior Democratic Services & Scrutiny Officer
Avisa Birchenough	- Democratic & Scrutiny Services Officer
Nicole Evans	- Democratic & Scrutiny Services Officer
Sophie Wisher	- Senior Elections & Governance Officer

Apologies: -

Cllr. Les Phillimore

1. **DISCLOSURES OF INTEREST**

Cllr. Roy Denney - 26/0028/RM - Reserved matters application for the erection of 95 dwellings (Use Class C3) including details of appearance, layout, scale and landscaping (in relation to outline planning permission 24/0559/OUT)

Nature of Interest - Other Registerable Interest

Extent of Interest - Cllr. Denney provided a statement to reflect his interest

“This application is not in my ward but is at the heart of my community.

I am on record as having concerns about pedestrian access and safety and about the protection of Fall Brook which could suggest I have predetermined my position.

I will be raising my concerns in these and other areas and remain to be convinced they are adequately addressed but I do have an open mind and will take on board comments at the meeting before coming to any conclusion.”

Cllr. Helen Gambardella - 25/0764/FUL - Demolition of the existing Glenfield Social Club and the erection of a single storey extension to the existing PFS, including a Greggs food to go area, a new bin store, creation of an EV charging zone with EV canopy.

Nature of Interest - Other Registerable Interest

Extent of Interest - Cllr. Gambardella is the Ward councillor.

2. **MINUTES**

The minutes of the meeting held on 2 July 2026, as circulated, were approved as a correct record.

3. 25/0764/FUL - GLENFIELD SOCIAL CENTRE AND CLUB, STATION ROAD, GLENFIELD, LEICESTER

Considered - Report of the Development Services Team Leader, presented by the Development Services and Enforcement Manager.

25/0764/FUL

Demolition of the existing Glenfield Social Club and the erection of a single storey extension to the existing PFS, including a Greggs food to go area, a new bin store, creation of an EV charging zone with EV canopy.

Glenfield Social Centre and Club, Station Road, Glenfield, Leicester LE3 8BQ

DECISION

That the application 25/0764/FUL be approved, subject to the following conditions and reasons outlined in the report.

Conditions:

1. Statutory three-year commencement period
2. Approved plans and documents
3. Submission of materials
4. Hours restriction (06:00 – 23:00) on approved facilities
5. Submission of soft landscaping planting plan within one month of the commencement of works
6. Approved landscaping scheme (condition 5) to be carried out within one year from the completion of the development
7. Submission of a Construction and Traffic Management Plan prior to commencement of development
8. No part of the development shall be brought into use until the approved access arrangements have been implemented in full.
9. The development shall not be commenced until such time as a scheme to dispose of (i) foul and surface water and (ii) the installation of oil and petrol separators petrol have been submitted to/approved by the District Planning Authority (DPA).
10. The development shall not commence until such time as a scheme to submit the underground tanks have been submitted to/approved by the DPA.
11. The development shall not commence until such time as matters relating to land contamination/remediation have been submitted to/approved by the DPA.
12. No occupation of any part of the development shall take place until a verification report demonstrating completion of works in the approved remediation strategy shall be submitted to and approved, in writing by the

DPA.

13. Submission/approval of a strategy for dealing with unsuspected contaminants on site.
14. No development (other than demolition) shall commence until a Written Scheme of Investigation (WSI) has been submitted to and approved by the DPA.
15. Submission of details relating to CCTV and external lighting.
16. Submission of a Biodiversity Enhancement Strategy.

4. 25/1026/RM - LAND TO THE NORTH OF LEICESTER ROAD, SAPCOTE

Considered - Report of the Development Team Leader.

25/1026/RM

Reserved matters approval for development of 80 dwellings and associated infrastructure including layout, scale, appearance and landscaping (outline permission 24/0511/OUT)

Land to the North of Leicester Road, Sapcote

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:

- Jenny Brader - Agent

DECISION

That application 25/1026/RM be approved subject to the following:

The conditions set out below (with delegated authority granted to the Assistant Director – Planning and Strategic Growth to amend as deemed necessary);

Conditions:

1. Development to be carried out in accordance with the approved plans.
2. Permitted development rights to be removed for residential extensions and alterations to the roof for specific plots.
3. Permitted development rights to be removed for conversion of garages.
4. Development to be built in accordance with approved materials.
5. Mitigation measures, including tree protection measures as outlined in Arboricultural Assessment to be adhered to.
6. Permitted development rights removed for fencing/gates/enclosures forward of the dwelling.
7. Parking and turning facilities to be provided in accordance with plans.
8. No part of the development hereby permitted shall be occupied until such time as 1.0 metre by 1.0 metre pedestrian visibility splays have been provided.
9. No part of the development hereby permitted shall be occupied until such time as vehicular visibility splays of 2.4 metres by 25 metres have been provided at each shared driveway.
10. Prior to above ground construction final glazing and ventilation to be

submitted and agreed in writing in accordance with the submitted Noise Report.

11. Prior to construction Local Area of Play equipment to be submitted and agreed in writing.

12. Prior to construction Substation design to be submitted and agreed.

5. 25/0489/OUT - LAND OFF BROUGHTON ROAD, COSBY

Considered - Report of the Development Services Team Leader, presented by the Development Services and Enforcement Manager.

25/0489/OUT

Outline application for the erection of up to 180 new dwellings, creation of associated new vehicular access off Broughton Road, allotments, associated infrastructure and enabling earthworks and off-site highway improvements, with all matters to be reserved except access points into the Site

Land off Broughton Road, Cosby

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. Jane Wolfe – Ward Member
- Veronica Rye – Cosby Parish Council Chairperson
- Les Phillimore – Cosby Parish Council Clerk
- Chris Wheatley – Objector
- Robert Gardner – Agent

Cllr. Terry Richardson moved that the application be approved, Cllr. Nigel Grundy seconded the motion. Upon being put to the vote, the motion was lost due to concerns regarding the proposed off-site highway works.

Cllr. Tony Deakin then moved that consideration of the application be deferred pending the provision of further information to the Committee. Cllr. Roy Denney seconded the motion. Upon being put to the vote, the motion to defer was carried.

The Chairperson adjourned the meeting at 6.19pm to allow a comfort break and for members of the public to exit the Council Chamber, the meeting reconvened at 6.24pm.

DECISION

THAT APPLICATION 25/0489/OUT BE DEFERRED PENDING FURTHER INFORMATION TO BE PROVIDED IN RELATION TO THE OFF-SITE HIGHWAY WORKS.

6. 26/0028/RM - LAND AT CROFT LODGE FARM, BROUGHTON ROAD, CROFT, LEICESTERSHIRE

Considered - Report of the Strategic Growth Manager.

26/0028/RM

Reserved matters application for the erection of 95 dwellings (Use Class C3) including details of appearance, layout, scale and landscaping (in relation to outline planning permission 24/0559/OUT)

Land at Croft Lodge Farm, Broughton Road, Croft, Leicestershire

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:

- Chris Ware – Objector
- Amy Gilliver – Applicant

DECISION

That application 26/0028/RM be approved subject to the conditions set out below (with delegated authority granted to the Assistant Director – Planning and Strategic Growth to amend as deemed necessary)

Conditions:

1. Development to be carried out in accordance with approved plans.
2. Permitted development rights to be removed for residential extensions and outbuildings to plots 8, 9, 12, 16, 17, 38, 39, 43, 44, 49, 55, 56, 58, 59, 60, 86, 87, 88, and 93.
3. Permitted development rights removed for fencing/gates/enclosures forward of the principal elevation of each dwelling.
4. Obscure glazing of first floor windows to the side elevations of plots 3, 5, 8, 9, 22, 23, 38, 39, 52, 79, 80, 93, 94.
5. Plot 5 (Weaver house type) to only feature bathroom windows to first floor side elevation, with window obscure glazed as per condition 4.
6. Implementation and maintenance and retention of landscaping (including on plot frontage landscaping).
7. Parking and turning facilities to be provided in accordance with plans.
8. No vehicular gates within 5 metres of highway boundary.
9. 1 metre by 1 metre pedestrian visibility splays on both sides of all private accesses.

- 10.No means of access to be created from turning heads to southeast and southwest of site to adjacent fields.

THE MEETING CONCLUDED AT 7.01 P.M.