

MINUTES of a meeting of the LOCAL PLAN COMMITTEE held in the Abbey Room, Stenson House, London Road, Coalville, LE67 3FN on WEDNESDAY, 17 JANUARY 2024

Present: Councillor J G Simmons (Chair)

Councillors D Bigby, R Blunt (Substitute for Councillor P Lees), D Everitt, J Legrys, R L Morris, P Moul, C A Sewell, L Windram, A C Woodman and M B Wyatt

Officers: Mr I Nelson, Mr C Elston and Mrs R Wallace

21 APOLOGIES FOR ABSENCE

Apologies were received from Councillor P Lees.

22 DECLARATION OF INTERESTS

In the interest of transparency, the following Members declared that they had been lobbied without influence by the developer interested in the Meadow Lane, Coalville site in relation to item 5, New Local Plan – proposed Housing and Employment Allocations:

Councillors D Bigby, D Everitt, J Legrys, R Morris, P Moul, C Sewell, J Simmons and A Woodman.

23 PUBLIC QUESTION AND ANSWER SESSION

The Chair announced that two questions had been received and were detailed in the additional papers. However, the questioners were not in attendance and therefore in accordance with the Council's Constitution, the questions could not be dealt with.

24 MINUTES

Consideration was given to the minutes of the meeting held on 15 November 2023.

It was moved by Councillor J Legrys, seconded by Councillor D Everitt and

RESOLVED THAT:

The minutes of the meeting held on 15 November 2023 be approved and signed by the Chair as a correct record.

25 NEW LOCAL PLAN - PROPOSED HOUSING AND EMPLOYMENT ALLOCATIONS

The Planning Policy and Land Charges Team Manager presented the report to Members and referred to the additional papers as circulated. He also provided an update in relation to the removal of the land to the rear of Bardon Road site from the consultation as he had been notified that Leicestershire County Council required it as part of a compulsory purchase order for highway improvements. This would need to be reflected in the recommendations.

In response to a question, it was clarified that it was likely that additional sites would be suggested during the consultation process, and they would need to be assessed, therefore the list in front of Members could change as a result of new sites being preferable or objections in respect of any of the proposed sites.

A Member referred to the amendment that was made at the previous meeting to remove the land at Meadow Lane, Coalville and a discussion was had on replacement sites. It was questioned whether the removal of this site would be rejected at examination.

Officers confirmed that this was highly likely, but it was not certain. Concerns were also raised about the land at Broom Leys Farm site which had been put forward for allocation in place of the Meadow Lane site. Members discussed the history of successfully defending this site from development at planning inquiries in the past, to protect the area of separation between Coalville and Whitwick.

Following this discussion, Councillor P Moulton moved that the land at Broom Leys Farm site be removed from the proposed housing and employment sites and replaced by the land at Meadow Lane Coalville. It was seconded by Councillor J Legrys.

The Planning Policy and Land Charges Team Manager confirmed that there was still a shortfall in the Coalville area and unless sites came forward the land at Broom Leys Farm may still need to be allocated at some point.

A discussion was had on the reasons behind the removal of the land at Meadow Lane, Coalville site from the allocation list and the importance of listening to the local community. Comments were also made on making this decision on behalf of the entire district and that houses were required across all wards. Further comments were made both in support and against the proposed motion.

Several questions of clarity were put forward by Members and addressed by officers.

The Chair put the motion as detailed above to the vote. A recorded vote having been requested; the voting was as detailed below.

The motion was LOST.

The recommendations as detailed within the report and updated by Officers in relation to the land rear of Bardon Road were moved by Councillor R Morris and seconded by Councillor A Woodman.

The Chair put the motion to the vote. A recorded vote having been requested; the voting was as detailed below.

The motion was CARRIED.

RESOLVED THAT:

- a) The proposed housing and employment sites identified at appendix A, with the exception of site C21 (Rear of Bardon Road) be agreed for the purposes of public consultation.
- b) That the boundary of the area of separation be changed to exclude Land at Broom Leys Farm.

Motion to allocate the Meadow Lane, Coalville site and not allocate the Broom Leys Farm site for housing development (Motion)	
Councillor Jenny Simmons	Against
Councillor Dave Bigby	For
Councillor Richard Blunt	Against
Councillor David Everitt	For
Councillor John Legrys	For
Councillor Ray Morris	Against
Councillor Peter Moutt	For
Councillor Carol Sewell	For
Councillor Lee Windram	Against
Councillor Andrew Woodman	Against
Councillor Michael Wyatt	Against
Stephen James	No vote recorded
Rejected	
Motion to approve recommendations as detailed within the report (Motion)	
Councillor Jenny Simmons	For
Councillor Dave Bigby	Against
Councillor Richard Blunt	For
Councillor David Everitt	Against
Councillor John Legrys	Against
Councillor Ray Morris	For
Councillor Peter Moutt	Against
Councillor Carol Sewell	Against
Councillor Lee Windram	For
Councillor Andrew Woodman	For
Councillor Michael Wyatt	For
Stephen James	No vote recorded
Carried	

26 SELF-BUILD AND CUSTOM HOUSE BUILDING - DRAFT POLICY FOR CONSULTATION

The Planning Policy and Land Charges Team Manager presented the report to Members.

Councillor D Bigby referred to his proposed amendment as detailed at paragraph 2.3 of the report. He felt that the Committee were considering a major watering down of the policy and the wording used unclear, however, his proposed amendment would strengthen it, still provide the five percent self-build allocations, and protect the countryside. The Planning Policy and Land Charges Team Manager explained that officers were trying to find the most pragmatic way forward without making it difficult to deal with applications outside the limits to development. He added that if the amendment was agreed there was a risk that applications would be lost on appeal.

During discussion several questions of clarity from Members were addressed by Officers. Concerns were also shared about the importance of protecting the countryside and the risk of small settlements appearing around the district in the future due to this policy. Members urged each other to publicise the consultation throughout their wards to ensure that residents were aware and involved.

Councillor D Bigby moved the amendment as detailed at paragraph 2.3 of the report. It was seconded by Councillor J Legrys.

The Chair put the motion to the vote. A recorded vote having been requested; the voting was as detailed below.

The motion was LOST.

Councillor R Morris moved the recommendations as detailed within the report and it was seconded by Councillor A Woodman.

The Chair put the motion to the vote. A recorded vote having been requested; the voting was as detailed below.

The motion was CARRIED.

RESOLVED THAT:

The draft Self-Build and Custom Housebuilding Policy as set out in appendix C of the report be approved for the purposes of consultation.

At the conclusion of the item, officers confirmed that they would provide details of the consultation events to the Committee Members for information should they wish to attend.

Proposed changes to the draft as detailed at paragraph 2.3 of the report (Motion)	
Councillor Jenny Simmons	Against
Councillor Dave Bigby	For
Councillor Richard Blunt	Against
Councillor David Everitt	For
Councillor John Legrys	For
Councillor Ray Morris	Against
Councillor Peter Mout	For
Councillor Carol Sewell	For
Councillor Lee Windram	Against
Councillor Andrew Woodman	Against
Councillor Michael Wyatt	Against
Stephen James	No vote recorded
Rejected	
Motion to approve recommendations as detailed within the report (Motion)	
Councillor Jenny Simmons	For
Councillor Dave Bigby	Against
Councillor Richard Blunt	For
Councillor David Everitt	Against
Councillor John Legrys	Against
Councillor Ray Morris	For
Councillor Peter Mout	Against
Councillor Carol Sewell	Against
Councillor Lee Windram	For
Councillor Andrew Woodman	For
Councillor Michael Wyatt	For
Stephen James	No vote recorded
Carried	

The meeting commenced at 6.00 pm

The Chairman closed the meeting at 7.35 pm