

## **UPDATE SHEET**

### **PLANNING COMMITTEE – 6 May 2026**

**To be read in conjunction with the  
Head of Planning and Infrastructure's Report**

- (a) Additional information received after the publication of the main reports;**
- (b) Amendments to Conditions;**
- (c) Changes to Recommendations**

**A1          26/00349/PIP          Permission in Principle for the erection of two self-build dwellings**

Land Adjacent To 49, Church Lane, Ravenstone, Leicestershire

**Additional Information**

*1) Additional comments received from LCC Ecology*

Since publication of the Committee Report, an additional comment has been received from Leicestershire County Council Ecology. The comments are summarised below:

1. The site is located within a rural setting and benefits from good ecological connectivity to surrounding fields and nearby ponds via mature trees and hedgerows, providing suitable habitat and connectivity for protected species.
2. There is no objection to Permission in Principle (location, land use and amount of development) on these grounds at this stage. However, it is recommended further information should be submitted at the Technical Details Stage (Stage 2) to include an Ecology Survey which should scope in protected species such as Bats, Great Crested Newts, Birds and Badgers.
3. The application is exempt from Biodiversity Net Gain because it proposes a self-build dwelling and is therefore exempt.
4. The applicant will likely need to supply a Biodiversity Enhancement Scheme as part of the Technical Details Stage, such as (but not limited to): A detailed landscaping plan using native species where possible, and nesting provision for birds/bats integrated within the new dwellings.

**Officer response:**

The comments submitted do not raise any matters that have not already been raised or considered within the committee report pack. It is therefore recommended that the comments received be noted by members. The applicant can be advised by an informative at the Permission in Principle Stage what information is required as part of the Technical details Consent stage should permission in principle be granted.

**Committee Technical Briefing**

At the Committee Technical Briefing, various questions / queries were raised by Members based on the contents of the Committee Report. Such questions / queries, as well as the responses provided by the applicant and statutory consultee (where applicable), are as follows:

- 1) Members have requested to understand if a precedent would be set in the event that Permission in Principle was granted.*



**Officer response:**

Each planning application must be determined on its own merits, in accordance with the development plan, and material planning considerations as set out in section 38(6) of the Planning and Compulsory Purchase Act 2004.

A decision to grant permission on one site does not legally oblige the Local Planning Authority to grant permission on another. While the Local Planning Authority must have regard for consistency in decision making and previous permissions may represent a material consideration where circumstances are materially similar, they do not fetter the authority's discretion nor require the grant of permission in subsequent cases.

- 2) *Members requested to be informed of the most up to date position on the number of self-build permissions and the shortfall of self-build plots*

**Officer Response**

Page 24 of the committee report pack confirms that the shortfall of self-build plots when assessed against the need determined by the self-build register is 31 plots. As set out in the report, this is considered to be a significant unmet need which is to be considered in the planning balance. There has been one additional self-build plot permitted since the publication of the committee report. As of 29<sup>th</sup> April, the shortfall therefore stands at 30 plots and this continues to represent a significant unmet need. To meet its duties under the Act, the Council would need to grant planning permission for 30 self-build and custom housebuilding plots by 30 October 2026.

**RECOMMENDATION – NO CHANGE TO RECOMMENDATION**

**A2          26/00323/PIP          Permission in Principle for the erection of one self-build dwelling**

Land To The East Of 56 Loughborough Road, Coleorton,  
Leicestershire

**Additional Information**

Since publication of the Committee Report, no additional comments have been received from third parties or consultees.

**Committee Technical Briefing**

At the Committee Technical Briefing, various questions / queries were raised by Members based on the contents of the Committee Report. Such questions / queries, as well as the responses provided by the applicant and statutory consultee (where applicable), are as follows:

- 1) *Members have requested to understand if the recent appeal decision at Main Street Swannington (application reference 24/01252/FUL. Appeal reference 6001751) made on 21<sup>st</sup> April 2026 would have any bearing on the considerations and determination of the application.*

**Officer response:**

*Background to the appeal*

The proposed development related to the erection of five self-build dwellings on land outside of the defined settlement limits of Swannington as identified in the North West Leicestershire Local Plan and the Swannington Neighbourhood Plan and is therefore located in open countryside. The proposal would also have caused harm to the character and appearance of the area. The proposal therefore conflicted with Policies D1, S2 and S3 of the Local Plan and H2 and H4 of the Neighbourhood Plan.

The appellant and the Local Planning Authority considered that paragraph 11(d) of the Framework applied on the basis that the development plan contains no specific policies relating to self-build housing. This approach has been taken by the vast majority of Inspectors in allowing appeals and by the Council in determining a large number of self-build proposals outside settlement limits. However, in the determination of this appeal, the Inspector considered that several development plan policies relating to locational strategy and to the protection of character and appearance were directly relevant to the proposal. In light of this, and given that the Council can demonstrate a housing land supply well in excess of 5 years, paragraph 11(d) of the Framework, and consequently paragraph 14, were not engaged in this case.

This appeal decision has been considered carefully as a material consideration. However, appeal decisions are not binding and must be assessed in their specific factual and policy

context. Officers note that the Inspector's conclusions in that case differ from the overwhelming majority of recent and relevant appeal decisions in comparable circumstances, which have found the tilted balance to apply. While regard has been had to the appeal decision, officers advise that it should be afforded limited weight and should not be treated as determinative. The proposal before Members has been assessed independently, based on the development plan and all other material considerations, with the correct policy framework applied to the specific facts of this case. The current application must therefore be determined on its own merits, with the appropriate application of paragraph 11(d)(ii).

- 2) *Members requested to be informed of the most up to date position on the number of self-build permissions and the shortfall of self-build plots*

### **Officer Response**

Page 47 of the committee report pack confirms that the shortfall of self-build plots when assessed against the need determined by the self-build register is 31 plots. As set out in the report, this is considered to be a significant unmet need which is to be considered in the planning balance. There has been one additional self-build plot permitted since the publication of the committee report. As of 29<sup>th</sup> April, the shortfall therefore stands at 30 plots and this continues to represent a significant unmet need. To meet its duties under the Act, the Council would need to grant planning permission for 30 self-build and custom housebuilding plots by 30 October 2026.

### **RECOMMENDATION – NO CHANGE TO RECOMMENDATION**