

MINUTES of a meeting of the PLANNING Committee held in the Council Chamber, Council Offices, Coalville on THURSDAY, 2 September 2021

Present: Councillor N Smith (Chairman)

Councillors R Boam, D Bigby, A J Bridgen, S Gillard, J Hoult, J Legrys, K Merrie MBE and R L Morris

In Attendance: Councillors R Johnson, R Canny, A C Saffell and C A Sewell

Officers: Mr C Elston, Mrs C Hammond, Ms S Booth, Ms S Grant, Mr J Knightley, Mr A Mellor, Mr I Nelson and Mr C Colvin

## **20. APOLOGIES FOR ABSENCE**

Apologies were received from Councillors D Everitt and M B Wyatt.

## **21. DECLARATION OF INTERESTS**

In accordance with the Code of Conduct, Members declared the following interests:

Councillor K Merrie declared a non-pecuniary in items A3, application number 20/01436/REM and A4, application number 21/00857/VCIM, as the Leicestershire County Council division member for the application site.

Councillor N Smith declared a non-pecuniary interest in item A2, application number 21/01132/FUL, as the ward member. He stated that he would step down from the chair and leave the meeting for the consideration of the item.

Members declared that they had been lobbied without influence in respect of the following applications but had come to the meeting with an open mind.

Item A1, application number 19/01496/OUTM

Councillors D Bigby, A Bridgen, J Legrys and K Merrie

Item A3, application number 20/01436/REMM

Councillor J Legrys

Item A4, application number 21/00857/VCIM

Councillor J Legrys

## **22. MINUTES**

Consideration was given to the minutes of the meeting held on 3 August 2021.

It was moved by Councillor J Legrys, seconded by Councillor K Merrie and

RESOLVED THAT:

The minutes of the meeting held on 3 August 2021 be approved and signed by the

Chairman's initials

### 23. PLANNING APPLICATIONS AND OTHER MATTERS

Consideration was given to the report of the Head of Planning and Infrastructure, as amended by the update sheet circulated at the meeting.

### 24. A1

**19/01496/OUTM: DEVELOPMENT OF UP TO 92,500 SQ M GIA OF STORAGE AND DISTRIBUTION UNITS (B8), INDUSTRIAL UNITS (B2) AND LIGHT INDUSTRIAL UNITS (B1C); SERVICE YARDS AND PARKING AREAS; NEW VEHICULAR ACCESSES OFF TRENT LANE / STATION ROAD AND RYECROFT ROAD WITH ASSOCIATED EARTHWORKS, DRAINAGE AND ATTENUATION FEATURES AND OTHER ASSOCIATED WORKS (OUTLINE, ALL MATTERS RESERVED EXCEPT FOR THE PRINCIPAL MEANS OF VEHICULAR ACCESS TO THE SITE).**

Land South Of Junction 1 Of The A50 Castle Donington Leicestershire DE72 2HN

**Officer's Recommendation: Refuse**

The Principal Planning Officer presented the report to members.

Parish Councillor E Nudd, on behalf of Lockington and Hemington Parish Council, addressed the committee highlighting that they supported the officer recommendation to refuse the application. He noted that the conservation areas were almost surrounded by warehouses and industrial units and, the application would be contrary to policies EC2.2 and S3, which were there to protect residents from the harm of building in inappropriate locations. He urged the committee to reject the application.

Parish Councillor M Rogers, on behalf of Castle Donington Parish Council, addressed the committee highlighting that the application fell outside policy, concerns that the site was in a flood plain and the proposed highway changes would cause serious traffic issues. It was noted that there was no employment need for the site in the area and that the B8 quota for the area had been met. He urged the committee to refuse the application.

Mr S Haberfield, objector, addressed the committee highlighting that local residents had strong concerns over the amount of development in the area, along with the increase pollution that they bring. He noted that the data in relation to HGV movements was not an accurate reflection as it was taken during lockdown, when there was less traffic on the roads. He urged the committee to reject the application.

Mr R Barnes, agent, addressed the committee highlighting that the applicant was committed to long term investment in the district and would ensure that the development was of the highest quality and environmental standards. He noted the public transport service standard that had been agreed with highways, the net zero carbon commitment of the applicant and the economic contribution to the local economy. He noted that the landscaping matter was the only issue outstanding and the applicant had addressed it within the application.

Councillor R Canny, ward member, addressed the committee highlighting that the site fell outside the Limits to Development, had no end user and lay on a flood plain. It was noted that the area of separation between Castle Donington and Hemington would be undermined and, that local residents were concerned with the impact the increase in traffic would have on the already busy highway routes. Councillor Canny noted that the main reason for refusing the application was the severe visual impact the development would have on the area that was already overburdened with industrial and retail warehouses. She expressed concerns over the landscaping that was detailed in the report and urged the committee to refuse that application.

In determining the application members expressed concerns that the site was outside the Limits to Development, that the landscaping mitigation, detailed in the report, would take

Chairman's initials

too long to have any impact on the area, the visual amenity would be severely impacted and that the site was a flood plain. Members also felt that there was no need or demand for any further employment development with in the area as many other units in the district remained unused.

The recommendation to refuse the application in accordance with the officer's recommendation was moved by Councillor J Legrys and seconded by Councillor J Hoult.

The Chairman put the motion to the vote. A recorded vote being required, the voting was as detailed below.

RESOLVED THAT:

The application be refused in accordance with the recommendation of the Head of Planning and Infrastructure.

<b>Motion to refuse the application in accordance with the recommendation of the Head of Planning and Infrastructure (Motion)</b>	
Councillor Nigel Smith	For
Councillor Russell Boam	For
Councillor Dave Bigby	For
Councillor Alexander Bridgen	For
Councillor Stuart Gillard	For
Councillor Jim Hoult	For
Councillor John Legrys	For
Councillor Keith Merrie MBE	For
Councillor Ray Morris	For
<b>Carried</b>	

Having declared a non-pecuniary interest in item A2, Councillor N Smith stepped down from the chair and left the meeting for the consideration and voting on that item.

Councillor R Boam, as Deputy Chairman, took the chair.

- 25. A2**  
**21/01132/FUL: RETENTION OF AGRICULTURAL BUILDING, TRACK, HARDSTANDING AND EARTH BUNDS**  
 Land At Coleorton Lane Packington Leicestershire LE65 1WR  
**Officer's Recommendation: Permit**

The Senior Planning Officer presented the report to members.

In determining the application, members were supportive of the officer recommendation, but some members expressed concern that the original planning application had been ignored, but were pleased that the applicant was agreeable to a landscaping condition being added. It was noted that a condition requiring monitoring of the landscape scheme could not be added but a note to applicant could be included instead. Members also requested that the Parish Council be asked to monitor the site and report any concerns.

The recommendation to permit the application in accordance with the officer's recommendation was moved by Councillor J Hoult and seconded by Councillor J Legrys.

The Chairman put the motion to the vote. A recorded vote being required, the voting was as detailed below.

RESOLVED THAT:

Chairman's initials

The application be permitted in accordance with the recommendation of the Head of Planning and Infrastructure

<b>Motion to permit the application in accordance with the recommendation of the Head of Planning and Infrastructure (Motion)</b>	
Councillor Nigel Smith	Conflict Of Interests
Councillor Russell Boam	For
Councillor Dave Bigby	For
Councillor Alexander Bridgen	For
Councillor Stuart Gillard	For
Councillor Jim Hoult	For
Councillor John Legrys	For
Councillor Keith Merrie MBE	For
Councillor Ray Morris	For
<b>Carried</b>	

Councillor N Smith returned to the meeting and the chair.

26.

**A3**

**20/01436/REMM: DEVELOPMENT OF 49 DWELLINGS WITH ON-SITE NATIONAL FOREST PLANTING, AREAS OF OPEN SPACES, AND ASSOCIATED HIGHWAYS AND DRAINAGE INFRASTRUCTURE (RESERVED MATTERS TO OUTLINE PLANNING PERMISSION REF 13/00956/OUTM) (AMENDED SCHEME)**

Land Off Grange Road Grange Road Hugglescote Leicestershire

**Officer's Recommendation: Permit**

The Principal Planning Officer presented the report to members.

In determining the application, members were supportive of the officer recommendation and noted that the application before them was not requesting a change to the number of bedrooms within the permitted dwellings but design detailing and alterations to the site layout.

The recommendation to permit the application in accordance with the officer's recommendation was moved by Councillor J Hoult and seconded by Councillor K Merrie.

The Chairman put the motion to the vote. A recorded vote being required, the voting was as detailed below.

RESOLVED THAT:

The application be permitted in accordance with the recommendation of the Head of Planning and Infrastructure

<b>Motion to permit the application in accordance with the recommendation of the Head of Planning and Infrastructure (Motion)</b>	
Councillor Nigel Smith	For
Councillor Russell Boam	For
Councillor Dave Bigby	For
Councillor Alexander Bridgen	For
Councillor Stuart Gillard	For
Councillor Jim Hoult	For
Councillor John Legrys	For
Councillor Keith Merrie MBE	For
Councillor Ray Morris	For
<b>Carried</b>	

Chairman's initials

## 27. A4

**21/00857/VCIM: ERECTION OF 360 DWELLINGS, ASSOCIATED INFRASTRUCTURE AND LANDSCAPING APPROVED UNDER RESERVED MATTERS APPROVAL REF. 20/01184/VCIM (OUTLINE PLANNING PERMISSION REF. 13/00956/OUTM) WITHOUT COMPLYING WITH CONDITION NOS. 2, 3, 5, 6, 7, 9, 10, 11, 12, 13, 16, 19, 20, 21, 22, 23, 24 AND 31 SO AS TO ALLOW FOR AMENDED HOUSE TYPES / POSITIONING, ROAD WIDTHS, STREET AND BOLLARD LIGHTING, RETAINING WALLS AND BIN STORES, AND REMOVAL OF GARAGES**

Land North Of Grange Road Hugglescote Coalville Leicestershire LE67 2BQ

**Officer's Recommendation: Permit**

The Principal Planning Officer presented the report to members.

Councillor R Johnson, ward member, addressed the committee highlighting that the changes to the increase in number of bedrooms in the dwellings listed did not comply with the emerging neighbourhood plan or the Local Plan. He also noted that the increase would make the homes less affordable to young residents who wanted to stay within the local area.

In determining the application some members expressed concern over the application as the change to the housing mix made the dwellings less affordable, but the committee had regard to legal advice that housing mix was not a consideration in determining the application.

The recommendation to permit the application in accordance with the officer's recommendation was moved by Councillor A Bridgen and seconded by Councillor R Boam.

The Chairman put the motion to the vote. A recorded vote being required, the voting was as detailed below.

RESOLVED THAT:

The application be permitted in accordance with the recommendation of the Head of Planning and Infrastructure

<b>Motion to permit the application in accordance with the recommendation of the Head of Planning and Infrastructure (Motion)</b>	
Councillor Nigel Smith	For
Councillor Russell Boam	For
Councillor Dave Bigby	Abstain
Councillor Alexander Bridgen	For
Councillor Stuart Gillard	For
Councillor Jim Hault	For
Councillor John Legrys	Against
Councillor Keith Merrie MBE	For
Councillor Ray Morris	For
<b>Carried</b>	

The meeting commenced at 6.00 pm

The Chairman closed the meeting at 7.16 pm

Chairman's initials