

MINUTES of a meeting of the PLANNING Committee held in the Forest Room, Stenson House, London Road, Coalville, LE67 3FN on TUESDAY, 1 October 2024

Present: Councillor R Boam (Chair)

Councillors R L Morris, D Bigby, M Burke, R Canny, D Everitt, J Legrys, P Moulton, C A Sewell, J G Simmons and N Smith

In Attendance: Councillors

Officers: Mr J Banks, Mr C Elston, Mr D Jones, Mrs C Hammond, Mr A Mellor and Mrs R Wallace

22. APOLOGIES FOR ABSENCE

There were no apologies for absence received.

23. DECLARATION OF INTERESTS

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

Councillor R Morris declared a registerable interest in item A1 – application 24/00007/FULM, as he was speaking in objection as the Ward Member. He would leave the meeting during consideration and voting on the application.

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 24/00007/FULM: Councillor J Legrys.

Item A2 – application 23/01494/FUL: Councillors D Bigby, R Canny, J Legrys, P Moulton, C Sewell and J Simmons.

24. MINUTES

Consideration was given to the minutes of the meeting held on 3 September 2024.

It was moved by Councillor J Legrys, seconded by Councillor J Simmons and

RESOLVED THAT:

The minutes of the meeting held on 3 September 2024 be approved and signed by the Chair as a correct record.

25. PLANNING APPLICATIONS AND OTHER MATTERS

Before moving to the planning applications, the Chair announced that it was the last committee meeting for the Planning and Development Team Manager as he was leaving the authority. Members thanked him for his service to the Council and the support provided to the Planning Committee.

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

Chair's initials

26. A1

24/00007/FULM: THE ERECTION OF 18 DWELLINGS (100% AFFORDABLE HOUSING), ACCESS, LANDSCAPING AND ASSOCIATED WORKS

Land to the north of Southworth Road, Breedon On The Hill, Leicestershire, DE73 8LU

Officer's Recommendation: Permit subject to S106 Agreement

Having declared an interest in the item, Councillor R Morris removed himself from the meeting to join the public gallery prior to being invited to speak as Ward Member.

The Principal Planning Officer presented the report.

Ms B Moss, agent, addressed the Committee. Members were reminded of the need for affordable housing across the district and that due to the high market rents in Breedon, she felt that the proposals should be welcomed. It was noted that there were no objections from statutory consultees and the proposed financial contributions towards local services was listed. Due to the sustainability of the village and the high quality of the scheme, Members were urged to permit the application.

Councillor R Morris, Ward Member, addressed the Committee. He listed his concerns including loss of amenities to neighbouring properties, overlooking, poor design and historic flooding issues in the area. He informed the Committee of the current ongoing flood improvement works currently being undertaken in the village which would take approximately three years; therefore, he felt an alternative proposal with suitable design changes would be more welcome once the works had been completed.

After addressing the Committee, Councillor R Morris left the meeting during the consideration and voting on the application.

The Planning and Development Team Manager addressed the matters raised by the speakers.

In determining the application historical flooding issues in the area was discussed and some concerns were raised by Members However, the need for affordable housing was acknowledged along with the need to encourage younger generations to the villages to ensure their survival.

The officer's recommendation to permit the application was moved by Councillor D Bigby and seconded by Councillor J Legrys.

The Chair 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 Officer's recommendations.

At the conclusion of the item, Councillor R Morris returned to the Committee.

Motion to permit in accordance with the officer's recommendations (Motion)	
Councillor Russell Boam	For
Councillor Ray Morris	Conflict Of Interests
Councillor Dave Bigby	For
Councillor Morgan Burke	For
Councillor Rachel Canny	For
Councillor David Everitt	For

Chair's initials

Councillor John Legrys	For
Councillor Peter Moulton	For
Councillor Carol Sewell	For
Councillor Jenny Simmons	For
Councillor Nigel Smith	For
Carried	

27.

A2**23/01494/FUL: ERECTION OF 9 SINGLE STOREY DWELLINGS INCLUDING ASSOCIATED ACCESS AND PARKING ARRANGEMENTS**

115 Station Road, Hugglescote, Coalville, LE67 2GB

Officer's Recommendation: Permit subject to conditions and S106 agreement

The Senior Planning Officer presented the report to Members.

Mr Miller, objector, addressed the Committee. He raised his main concern regarding the disturbance to the ponds on the site which were historical archaeological assets. He felt that the mitigations proposed to protect the ponds were not satisfactory and therefore did not comply with the National Planning Policy Framework in relation to heritage assets. He also referred to the Parish Neighbourhood Plan which stated that heritage assets should be protected for future generations, he therefore questioned who would be responsible for the maintenance and preservations of the ponds. Members were urged to refuse the application.

Mr Mattley, agent addressed the Committee. He welcomed the positive recommendations from the officers and explained the reasons behind the proposed differences to the previously granted permission. It was noted that thorough ecology assessments had been undertaken on the site and the planning conditions proposed, which had been agreed by the county archaeologist, would protect the ponds. Members were urged to permit the application.

Councillor R Johnson, Ward Member, addressed the Committee. He listed his concerns including the impact on the historical ponds, harm to biodiversity and habitat, felling of trees and hedgerows, flooding risk and width of access for emergency services. Sections of the National Planning Policy Framework designed to protect these matters were referenced. Particular concerns were raised in relation to the badger sett near the site which had been disturbed by other developers and the impact on the area due to the lack of a construction traffic management plan.

The Planning and Development Team Manager addressed the matters raised by the speakers.

In determining the application some Members were unhappy that another application for the site had been submitted when the Committee had thoroughly discussed the site in the past. Concerns were also shared about the impact on the ponds on the site and the nearby badger setts. However, the risks were acknowledged and the importance of adhering to the conditions mitigating them was stressed. Further comments both for and against the application were shared.

Following a question in relation to the wording of planning condition 12, the Planning and Development Team Manager confirmed that although the wording was summarised within the report, the full detailed condition as approved by the county archaeologist would be imposed should the application be permitted.

The officer's recommendation to permit the application was moved by Councillor R Morris and seconded by Councillor M Burke.

Chair's initials

The Chair 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 Officer's recommendations.

Motion to permit in accordance with the officer's recommendations (Motion)	
Councillor Russell Boam	For
Councillor Ray Morris	For
Councillor Dave Bigby	For
Councillor Morgan Burke	For
Councillor Rachel Canny	Against
Councillor David Everitt	Against
Councillor John Legrys	Against
Councillor Peter Mout	Against
Councillor Carol Sewell	Against
Councillor Jenny Simmons	For
Councillor Nigel Smith	For
Carried	

The meeting commenced at 6.00 pm

The Chairman closed the meeting at 7.09 pm