

MINUTES of a meeting of the PLANNING Committee held in the Forest Room, Stenson House, London Road, Coalville, LE67 3FN on TUESDAY, 12 August 2025

Present: Councillor R Boam (Chair)

Councillors R L Morris, M Burke, D Everitt, P Moulton, C A Sewell, J G Simmons, N Smith, D Cooper (Substitute for Councillor D Bigby), M B Wyatt (Substitute for Councillor R Canny) and A Barker (Substitute for Councillor J Legrys)

In Attendance: Councillors R Johnson

Officers: Mr C Elston, Mrs C Hammond, Mr D Gill, Mr J Arnold, Ms J Davies and Mr A Mellor

13. APOLOGIES FOR ABSENCE

Apologies were received from Councillors D Bigby, R Canny and J Legrys

14. DECLARATION OF INTERESTS

There were no interests declared.

15. MINUTES

Consideration was given to the minutes of the meeting held on 8 July 2025

It was moved by Councillor J Simmons, seconded by Councillor R Morris and

RESOLVED THAT:

The minutes of the meeting held on 8 July 2025 be approved and signed by the Chairman as a correct record.

16. 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.

17. A1

24/01618/OUTM - DEVELOPMENT OF SITE TO PROVIDE FOR UP TO 75 DWELLINGS WITH ASSOCIATED LANDSCAPING, OPEN SPACE, DRAINAGE INFRASTRUCTURE AND ASSOCIATED WORKS (OUTLINE, ALL MATTERS RESERVED EXCEPT FOR THE PRINCIPAL MEANS OF VEHICULAR ACCESS OFF MIDLAND ROAD)

Land West Of Midland Road, Ellistown

Officer's Recommendation: PERMIT SUBJECT TO SECTION 106

The Principal Planning Officer presented the report to Members.

Mrs Huddleston, objector, addressed the Committee. She raised concerns about increased traffic, road safety, wildlife impact, and the capacity of local schools and doctors. She emphasised the need to treat the area as a small village.

Mr A Avila-Thorne, agent, addressed the Committee. He highlighted that the site was an emerging housing allocation in the new Local Plan and that the development would deliver significant benefits, including affordable homes, green space, and economic benefits. He emphasised that there were no technical objections from statutory consultees. He urged the committee to support the application.

Chair's initials

Councillor K Merrie, Ward Member, addressed the Committee. He opposed the development, citing concerns about road safety, surface water flooding, and the lack of consideration for the policies within the Ellistown Neighbourhood Plan. He argued that the development should not proceed without addressing the concerns

In determining the application some Members felt that the Ward Member had put forward compelling reasons as to why the application should be refused. Clarification was sought and provided on how much weight the Committee could give to the emerging Local Plan, how and when, during the process, the affordable homes would be built, that there had been no objections or requests for safety measures from the Local Highways Authority and that a note could be added to the applicant to state more mature trees be planted on site and that as part of the woodland management plan it would mean that they could not be removed in future years. Clarification was also provided in respect of surface water flooding and that the LLFA has no objection.

The Legal Advisor reminded the Committee that, should they be minded to refuse the application than strong reasons for refusal would be required.

The Officers recommendation to permit the application was moved by Councillor R Morris and seconded by Councillor P Moulton.

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 officer's recommendation (Motion)	
Councillor Russell Boam	For
Councillor Ray Morris	For
Councillor Morgan Burke	Against
Councillor David Everitt	Against
Councillor Peter Moulton	For
Councillor Carol Sewell	For
Councillor Jenny Simmons	For
Councillor Nigel Smith	Against
Councillor Doug Cooper	For
Councillor Michael Wyatt	Against
Councillor Anthony Barker	For
Carried	

The meeting commenced at 6.00 pm

The Chairman closed the meeting at 6.34 pm

Chair's initials