

MINUTES of a meeting of the PLANNING Committee held in the Stenson House, London Road, Coalville, LE67 3FN on WEDNESDAY, 26 November 2025

Present: Councillors D Bigby, R Canny, D Everitt, J Legrys, P Moulton, N Smith, C A Sewell and J G Simmons

In Attendance: Councillor D Cooper

Officers: Mr J Arnold, Ms J Davies, Mr B Dooley, Mr D Waller, Mrs R Wallace and Ms D Wood

36. ELECTION OF CHAIR

The Legal Advisor introduced the meeting and stated that, in the absence of the Chair and Deputy Chair, a new chair would be elected for the meeting.

It was moved by Councillor J Legrys, seconded by Councillor N Smith and

RESOLVED THAT:

Councillor J Simmons be appointed as Chair for the remainder of the meeting.

37. APOLOGIES FOR ABSENCE

Apologies were received from Councillors R Boam, R Morris and M Burke.

38. DECLARATION OF INTERESTS

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

Councillor R Canny declared a non-pecuniary interest in item A1, application number 25/01135/PIP, as the area was adjacent to her ward. She also declared that she had participated in other council meetings to discuss this matter and would therefore not be voting on this item.

39. PLANNING CONSIDER THE CONFIRMING OF A TREE PRESERVATION ORDER (TPO) AT LAND TO THE SOUTH OF 28 BONDGATE, CASTLE DONINGTON

The Tree Officer presented the report.

Ms D Bexton, speaking as objector, addressed the Committee. She did not express support for the TPO and outlined an alternative vision for the space. Several comments were made about the unsuitable situation of the trees.

During discussion, members expressed support for the TPO and commented that voting for the proposal would not mean the trees had to remain there forever. Instead, it would encourage more effective management of the trees and give them the opportunity to thrive.

It was moved by Councillor P Moulton, seconded by Councillor D Bigby and

RESOLVED THAT:

The Tree Preservation Order (TPO) be confirmed without modification.

40. 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.

41. 25/01135/PIP: PERMISSION IN PRINCIPLE FOR 1 SELF-BUILD DWELLING WITH ASSOCIATED GARAGING

Land off Chapel Lane, Osgathorpe, Leicestershire

Officer's Recommendation: Permit

The Senior Planning Officer presented the report.

The Planning and Development Team Manager read out a statement from Osgathorpe Parish Council requesting that the application be refused as the proposal is contrary to Local Plan Policies S2 and S3, the benefits were overstated and the Planning Inspectorate has recently refused a similar application on the site.

Several questions of clarity from members were addressed by the planning officers.

Due to the location of the area, members raised concerns about the lack of access to services such as transport links which would result in a failure to comply with Policies S2 and S3 in the Local Plan which promoted sustainable development.

Members noted the significance of repeated refusals and the risk of setting a precedent by approving the application based on self-build status.

Members debated the merits of the application; however, they continued to raise concerns and went on to discuss possible reasons for refusal. After seeking advice from officers, Councillor D Bigby moved that the application be refused on the grounds that it conflicts with Policies S2 and S3 in the adopted Local Plan. It was seconded by Councillor R Canny.

The motion was put to the vote.

RESOLVED THAT:

The application be refused on the grounds that it conflicts with Policies S2 and S3 of the adopted Local Plan.

Motion to refuse the application on the grounds that it conflicts with Policies S2 and S3 of the adopted Local Plan.	
Councillor Dave Bigby	For
Councillor Rachel Canny	Abstain
Councillor David Everitt	For
Councillor John Legrys	For
Councillor Peter Moulton	For
Councillor Nigel Smith	For
Councillor Carol Sewell	For
Councillor Jenny Simmons	For
Carried	

The meeting commenced at 6:00pm

The Chair closed the meeting at 6:50pm

Chair's signature