

MINUTES of a meeting of the PLANNING Committee held in the Stenson House, London Road, Coalville, LE67 3FN on TUESDAY, 11 August 2026

Present: Councillor R Boam (Chair)

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

Officers: Mr B Dooley, Mr C Elston, Mr D Gill and Mr A Mellor

14. APOLOGIES FOR ABSENCE

Apologies were received from Councillors D Bigby and R Canny.

15. DECLARATION OF INTERESTS

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

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

Item A1, application number 16/00378/FULM.

Councillors C Sewell and J Simmons.

16. MINUTES

Consideration was given to the minutes of the meeting held on 14 July 2026.

It was moved by Councillor J Legrys, seconded by Councillor M Burke and

RESOLVED THAT:

The minutes of the meeting held on 14 July 2026 be approved and signed by the Chair as an accurate record of the proceedings.

17. 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.

18. 16/00378/FULM - ERECTION OF 150 RESIDENTIAL DWELLINGS AND ASSOCIATED INFRASTRUCTURE, PUBLIC OPEN SPACE AND LANDSCAPING ALONG WITH THE PROVISION OF A TEMPORARY CONSTRUCTION ACCESS.

Land adjoining Ashby Road, Kegworth, Derbyshire.

Officer's recommendation: Permit, subject to Section 106 agreement.

The Principal Planning Officer presented the report.

Mr A Priestley, speaking on behalf of Kegworth Parish Council, addressed the Committee. He referred to the application's lengthy and complex history and the numerous changes made since its original submission. He raised concerns about the density of the development, the lack of detail in the proposed conditions and several unresolved issues. He asked the Committee to defer the application to allow these matters to be clarified.

Chair's initials

Mr R West, speaking as the agent, addressed the Committee. He outlined the vision of the application and stated that, should the application be refused, it would not prevent development on the site but would deprive residents of the extra benefits that resulted from the current proposals. He highlighted that mitigations would be in place which ensured noise levels were appropriate, that East Midlands Airport and other responsible authorities had raised no objections, and that the development's amenities would be maintained by management company. It was added that a large number of the homes would be affordable, and the Committee were urged to approve the application.

During discussion, members commented on the importance of maintaining existing pedestrian access to nearby areas and amenities, and they expressed concern about the proposed number of dwellings in close proximity to the M1 motorway. It was stated that the potential impact on traffic needed to be taken into account.

Members also raised concerns about graffiti to acoustic fencing surrounding developments. They asked whether deterrent measures could be included as part of the conditions. The planning officers replied that this could be included as a note to the applicant but noted that a specific colour-scheme for the acoustic fence was imposed as a condition to address this concern and as a preventive measure.

Members were advised that, in the event the application was refused at this stage, it would be referred to the Secretary of State so a decision could be made.

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

RESOLVED THAT:

The application be approved in accordance with the officer's recommendations.

Motion to approve the application in accordance with the officer's recommendations. (Motion)	
Councillor Russell Boam	For
Councillor Ray Morris	For
Councillor Morgan Burke	For
Councillor David Everitt	For
Councillor John Legrys	For
Councillor Peter Moulton	For
Councillor Carol Sewell	Against
Councillor Jenny Simmons	For
Councillor Nigel Smith	For
Councillor Doug Cooper	For
Councillor Michael Wyatt	For
Carried	

The meeting commenced at 6:00pm.

The Chair closed the meeting at 6:30pm.

Chair's signature