

MINUTES of a meeting of the LOCAL PLAN COMMITTEE held in the Forest Room, Stenson House, London Road, Coalville, LE67 3FN on TUESDAY, 11 MARCH 2025

Present: Councillor J G Simmons (Chair)

Councillors P Lees, M Ball, D Bigby, S Lambeth, J Legrys, R L Morris, P Moulton, C A Sewell, L Windram and M B Wyatt

In Attendance: Councillors

Officers: Mr I Nelson, Mr C Elston, Ms B Leonard and Mrs R Wallace

36 APOLOGIES FOR ABSENCE

There were no apologies received.

37 DECLARATION OF INTERESTS

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

Councillors C Sewell, P Moulton, P Lees, M Wyatt, M Ball, R Morris and J Simmons were lobbied on item 5 and attended the meeting with an open mind. Councillor D Bigby was lobbied on items 5 and 6 and attended the meeting with an open mind.

Councillor M Ball declared a disclosable pecuniary interest in item 6 and received legal advice to leave the room during the discussion and vote for recommendation 13.

38 PUBLIC QUESTION AND ANSWER SESSION

There was one question, which was addressed by the Chair of the Committee. The Committee was referred to the question and response in the additional papers. A supplementary question was not asked.

Question from Mrs Ruth Oakley

"Firstly, I want to say I am not against housing development in Measham; however it does have to be in the *right* place and I believe that the proposed development off Leicester Road is *not* a feasible location.

In general terms it should be noted the high incidence of mining in this area, with many exhausted mineshafts making much of the land unstable, and I know that lenders do not like to lend on properties in close proximity to old mine shafts, which could lead to difficulty selling the properties.

More specifically, the increase in traffic on Leicester Road would cause even more congestion issues due to parked cars that already reduce the flow to a single lane along Leicester Road. This could also cause more of the parked cars to get damaged. I personally know of two cars that were parked on this road getting hit in the last 6 months. With these existing issues, how can we justify developing in this area, making worse an already difficult situation?"

Response from the Chair of the Local Plan Committee

"The proposed housing allocation is identified in the adopted Local Plan as a reserve housing site in the event that the site at west of High Street Measham (Measham Waterside) cannot be developed due to the impact of the route of HS2. Therefore, the Council has already accepted the principle of development.

The site is also the subject of an outstanding outline planning application for up to 300 dwellings (18/00498/OUTM). In response to consultation on the application the Coal Authority have advised that whilst the coal mining legacy poses a risk to the proposed development there is *"no objection to the proposed development subject to the imposition of a condition or conditions"* to secure amongst other matter a scheme of intrusive investigations.

Draft policy En6 of the Local Plan requires that in Coal Authority Development High Risk Areas that applications be accompanied by detailed site investigations and provide appropriate mitigation, which addresses the concerns above.

In terms of highway matters, the County Council as the Highway Authority have advised that *"the residual cumulative impacts of development can be mitigated and are not considered severe in accordance with the National Planning Policy Framework 2018 (NPPF), subject to the Conditions and Contributions"*.

On the basis of these responses officers consider that there is no reason as to why the site at Ashby Road/Leicester Road Measham should not be allocated for development."

39 MINUTES

Consideration was given to the minutes of the meeting held on 29 January 2025.

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

RESOLVED THAT:

The minutes of the meeting held on 29 January 2025 be approved and signed by the Chairman as a correct record.

40 TO CONSIDER THE MOTION REFERRED BY COUNCIL ON 20 FEBRUARY 2025

At the Council meeting of 20 February 2025, a motion was submitted in relation to the land at Meadow Lane, calling for it to be reinstated into the Local Plan. In accordance with Rule 12.9 of the Council Procedure Rules, the Chair of the Council determined that it should be automatically referred back to the Local Plan Committee for consideration at this meeting.

The motion was presented and moved by Councillor S Lambeth and seconded by Councillor P Moulton at the Council meeting. Councillor P Moulton reserved his right to speak during this item.

A discussion ensued between Councillors, speaking for and against the motion. In opposition, concerns were raised around environment protection, flooding risks, congestion, safety for pedestrians, local service pressures and protection of agricultural land. It was emphasised that the pressure on local services and its impact on the local community should come first.

In support, concerns about the importance of providing fair allocations across the district, the need for allocations due to sites safeguarded for the HS2 project, the likelihood of the site being allocated by external inspectors due to its sustainability, and the risk of the Local Plan not being ready in time or rejected. Some comments addressed the concerns

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about inclusion of the site. Public rights of way would be resolved at the planning stage and the site was found to have a low risk of flooding. It was added that in an assessment undertaken by an independent consultant working for the Council, the site scored highly. The importance of probity was emphasised, as the site was originally recommended by officers to be included in the draft Local Plan.

A recorded vote being requested, the voting was detailed below.

The motion was put to vote and LOST.

RESOLVED THAT:

C76 Meadow Lane not be reinstated into the Local Plan.

41 LOCAL PLAN – PROPOSED HOUSING ALLOCATIONS IN THE KEY SERVICE CENTRES, LOCAL SERVICE CENTRES AND SUSTAINABLE VILLAGES

The report was presented by the Principal Planning Policy Officer and the Planning Policy and Land Charges Team Manager. During the presentation, a Councillor requested an explanation of regulations 18 and 19 for members of the public to understand.

The meeting was adjourned at 7pm and resumed at 7.11pm

A discussion about Key Service Centres between Councillors and the Planning Policy and Land Charges Team Manager ensued. A member sought clarification due to concerns about changes to school plans in Ashby Town. This was addressed by the Planning Policy and Land Charges Team Manager, who informed the Committee that the Regulation 19 plan will address all requirements as they stand at that point in time. It was suggested that this would be further discussed at a later time at a future meeting of the Committee.

Concerns were raised about the Plan not meeting its submission date and the impact upon the present and future Council. The Planning Policy and Land Charges Team Manager advised that if the Committee made decisions at this meeting, the Plan had a good chance at being able to be submitted on time. Transport modelling was acknowledged to be the biggest risk to submission due to the time required to resolve. If the plan was not submitted by the government deadline of December 2026, then the Council would not have an up to date plan and the district could be without a 5-year housing land supply, resulting in development proposals becoming difficult to resist.

The discussion moved to Local Service Centres, with a Councillor highlighting that the Plan's proposals for development in Measham were met with opposition by many residents. They expressed concerns for their residents including traffic risks, transport planning, sink holes, the impact upon local services and the changes made to house allocations from Option 7b, referred to in the report. It was explained that distribution changes were made, compared to Option 7b due to the Plan period extending, leading to an increase in housing requirements but also because the amount of development anticipated from Isley Woodhouse in the plan period was less than previously expected.. A request for additional monies from a Councillor to improve on local services was added.

The discussion transitioned to Sustainable Villages. A Councillor contributed their support of the allocated land in Oakthorpe being used to support sewage problems from heavy rain in developing areas.

Before voting, Councillors requested clarification on moving amendments to the recommendations and the order of discussion. Following this, Councillors raised further concerns about recommendations being voted against. The Planning Policy and Land

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Charges Team Manager asserted that the Plan would not meet its deadline should recommendations not be approved, that the work to reallocate housing distributions would require further consultations and this would further delay the lengthy transport modelling work. In addition to this, Officers could not provide a Plan B until they knew what was being agreed.

Members contributed that as Coalville did not have more land to build, allocations were needed elsewhere. Represented areas including Kegworth, Hugglescote, Ellistown, Ashby and Ibstock were discussed as being heavily impacted by developments but Councillors accepted that this had to be done in order to maintain a Local Plan. They emphasised the importance of the Local Plan being accepted at this meeting and allocations for the district had to be fair and equitably distributed.

Councillor J Legrys moved that the recommendations be voted on in a group, and recommendations with objections be voted on individually. Advice was given by the Legal Adviser, who organised its structure.

It was seconded by Councillor R Morris and

RESOLVED THAT:

1. Officers' recommendations 1 – 8, 11 -12 and 14 – 23 voted together as a group.
2. Officers' recommendations 9, 10 and 13 voted individually.

The Officers' recommendations 1 – 8, 11, 12 and 14 – 23 was moved by Councillor J Legrys and seconded by Councillor M Ball.

A recorded vote being requested, the voting was as detailed below. The motion was put to the vote and was CARRIED.

RESOLVED THAT:

1. The existing allocation at Money Hill Ashby de la Zouch (A5) be reconfirmed.
2. Land south of burton road, Ashby de la Zouch (A27) be proposed to be allocated for around 60 dwellings in the Regulation 19 version of the plan.
3. Land adjacent to 194 Burton Road (A31) Ashby de la Zouch be proposed to be allocated for around 30 dwellings in the regulation 19 version of the plan, subject to the outcome of further consultation.
4. Land west of Castle Donington (CD10) be proposed to be allocated for around 1,076 dwellings in the Regulation 19 version of the plan.
5. Land south of Park Lane, Castle Donington (CD9) be proposed to be allocated for around 35 dwellings in the Regulation 19 version of the plan, subject to the outcome of further consultation.
6. Land off Leicester Road, Ibstock (Ib18) be proposed to be allocated for around 450 dwellings in the Regulation 19 version of the plan.
7. Land at High Street, Ibstock (Ib20) be proposed to be allocated for around 46 dwellings in the Regulation 19 version of the plan subject to the outcome of further consultation.

8. Land south of Ashby Road, Kegworth (K12) be proposed to be allocated for around 140 dwellings in the Regulation 19 version of the plan subject to the outcome of further consultation.

11. Land at old end (Ap15) and 40 Measham road, Appleby Magna (Ap17) not be taken forward as a housing allocation in the Regulation 19 version of the plan; but be included in the limits to development for Appleby Magna.

12. Land at Measham Road, Appleby Magna (Ap1) be proposed to be allocated for around 37 dwellings in the Regulation 19 version of the plan subject to the outcome of further consultation.

14. Land off Midland Road, Ellistown (E7) be proposed to be allocated for around 69 dwellings in the Regulation 19 version of the plan.

15. Land adjacent to Sparkenhoe Estate, Heather (H3) be proposed to be allocated for around 37 dwellings in the Regulation 19 version of the plan 14.

16. Land off Ashby Road, Moira (Mo8) be proposed to be allocated for around 49 dwellings in the Regulation 19 version of the plan.

17. Land at school lane, Oakthorpe (Oa5) be proposed to be allocated for around 47 dwellings in the Regulation 19 version of the plan.

18. Land south of Normanton Road, Packington (P4) be proposed to be allocated for around 10 dwellings in the Regulation 19 version of the plan.

19. Land west of Redburrow Lane, Packington (P7) be proposed to be allocated for around 30 dwellings in the Regulation 19 version of the plan, subject to the outcome of further consultation and the resolution of highway matters.

20. In the event that highway matters in respect of site P7 are not satisfactorily resolved, then land to the rear of 55 Normanton Road (P5 & P8) be considered for around 23 dwellings, in the Regulation 19 version of the plan, subject to the outcome of further consultation.

21. Land at Church Lane, Ravenstone (R9) be proposed to be allocated for around 50 dwellings in the Regulation 19 version of the plan, subject to the outcome of further consultation.

22. Land at Heather Lane, Ravenstone (R12) be proposed to be allocated for around 85 dwellings in the Regulation 19 version of the plan.

23. Subject to the outcome of further consultation, land at Packington Nook, Ashby de la Zouch (A7) be identified as a reserve housing allocation in the event that the government has not removed the HS2 safeguarding.

The Officers' recommendation 9 was moved by Councillor J Legrys and seconded by councillor R Morris. a recorded vote being requested, the voting was as detailed below. The motion was put to the vote and was carried.

RESOLVED THAT:

Land off Leicester Road/Ashby Road, Measham (M11) be proposed to be allocated for around 300 dwellings in the Regulation 19 version of the plan subject to the outcome of further consultation.

The officers' recommendation 10 was moved by Councillor S Lambeth and seconded by Councillor J Legrys.

A recorded vote being requested, the voting was as detailed below. The motion was put to the vote and was carried.

RESOLVED THAT:

Land at Abney Drive, Measham (M14) be proposed to be allocated for around 150 dwellings in the Regulation 19 version of the plan subject to the outcome of further consultation.

The Officers' recommendation 13 was moved by Councillor S Lambeth and seconded by Councillor J Legrys. Councillor M Ball, disclosing a pecuniary interest in this recommendation, left the room at 8.25pm and returned at 8.27pm after the vote.

A recorded vote being requested, the voting was as detailed below. The motion was put to the vote and was carried.

RESOLVED THAT:

Land off Ramscliff Avenue, Donisthorpe (D8) be proposed to be allocated for around 32 dwellings in the Regulation 19 version of the plan.

The meeting commenced at 6.00 pm

The Chairman closed the meeting at 8.37 pm

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