

MINUTES of a meeting of the PLANNING Committee held in the Forest Room, Stenson House, London Road, Coalville, LE67 3FN on TUESDAY, 8 April 2025

Present: Councillor R Boam (Chair)

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

Officers: Ms J Davies, Mr C Elston, Mr D Gill, Mr L Marshall and Mrs R Wallace

46. APOLOGIES FOR ABSENCE

Apologies were received from Councillors R Morris and N Smith.

47. DECLARATION OF INTERESTS

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 23/01712/FULM: Councillors D Bigby, R Boam, R Canny, D Everitt, J Legrys, P Moulton and C Sewell.

Item A2 – application 24/00888/REM: Councillors D Bigby, R Boam, R Canny, D Everitt, J Legrys, P Moulton and C Sewell.

Item A3 – application 25/00157/FUL: Councillors D Bigby, R Boam, R Canny, D Everitt, J Legrys, P Moulton and C Sewell.

48. MINUTES

Consideration was given to the minutes of the meeting held on 12 March 2025.

It was moved by Councillor J Legrys, seconded by Councillor P Moulton and

RESOLVED THAT:

The minutes of the meeting held on 12 March 2025 be approved and signed by the Chair as a correct record.

49. 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.

50. A1

23/01712/FULM: THE CONSTRUCTION AND OPERATION OF A GROUND-MOUNTED SOLAR FARM WITH A GENERATION CAPACITY OF 7.15MW TOGETHER WITH ACCESS, LANDSCAPING AND ASSOCIATED INFRASTRUCTURE

Donington Park Service Area J23

Officer's Recommendation: Permit

The Planning and Development Team Manager presented the report.

Ms J Lockwood, agent, addressed the Committee. Information was provided to Members regarding the vision of the company including the number one priority to transition to renewable energy and the amount of power that was needed for the additional 4000 charging points to be installed nationally by 2030. It was noted that there was currently

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not enough power available via the National Grid. Members were also reminded that there were no objections from the statutory consultees and were urged to support the application.

In determining the application, Members acknowledged the concerns of the residents to retain the green space but also how important it was for the environment to transition to renewable energy. Comments were made on the previous decision to defer the application, and Members were pleased that more information had been received, as well as BNG improvements to the proposals since the last meeting.

The officer's recommendations were moved by Councillor J Legrys and seconded by Councillor R Canny.

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 Dave Bigby	For
Councillor Morgan Burke	For
Councillor Rachel Canny	For
Councillor David Everitt	For
Councillor John Legrys	For
Councillor Peter Moulton	For
Councillor Carol Sewell	For
Councillor Jenny Simmons	For
Carried	

51. A2

24/00888/REM: RESERVED MATTERS OF LAYOUT, SCALE, APPEARANCE AND LANDSCAPING TO OUTLINE PLANNING PERMISSION REF. APP/G2435/W/23/3314972 WHICH GRANTED THE ERECTION OF A BUILDING AND THE ERECTION OF THREE LODGES TO BE USED FOR TOURIST ACCOMMODATION (OUTLINE APPLICATION INCLUDING DETAILS OF ACCESS

Roseville, Outwoods Lane, Coleorton

Officer's Recommendation: Permit

The Head of Planning and Infrastructure presented the report.

The Legal Adviser confirmed that the principle of the development had already been agreed by the Planning Inspector and reminded Members that when considering the reserved matters application, they should have regard to the conditions attached to the appeal decision.

Ms A Stafford, Parish Councillor, addressed the Committee. Members were informed of the strong objections from the Parish Council relating to the proposed height and footprint size of the cabins, increased occupancy and therefore increased noise pollution which would be detrimental to neighbouring properties, light pollution from the amount of proposed windows, the relocation of the development to a more elevated area which made it more visible and overbearing, inadequate level of parking which would impact the surrounding narrow roads, lack of provision for waste collection or disposal, and the proposed location of the shop. Members were urged to refuse the application.

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Mr S Haggart, objector, addressed the Committee. It was explained that the objections from residents were not against the development but rather that they felt the conditions imposed by the Planning Inspector had been ignored. It was noted that the development was approved at appeal on the basis of its modest nature, however it was felt that the application did not reflect that due to the proposed height, occupancy levels, outside seating and increased visibility of the units which could not be screened by landscaping. Concerns were also raised regarding the position of the shop, lack of BNG calculation and the lack of a turning space for larger vehicles such as the emergency services. It was felt that overall, the proposals had been drastically changed and failed to comply with the Planning Inspector's recommendations, therefore Members were urged to refuse the application.

Mr J Mattley, agent, addressed the Committee. He detailed the changes made to the proposals since the original application and reminded Members what reserved matters they were considering. It was noted that the application was subject to complaints based on inaccurate information which had effectively led to a delay in the consideration of the proposals. Members were urged to support the rural tourism industry in the District by approving the application.

The Head of Planning and Infrastructure addressed the matters raised by the speakers and clarified some of the Planning Inspector's conditions for Members.

In determining the application, Members acknowledged the tourism and economic benefits of the development, the lack of objections from statutory consultees and that the applicant had addressed many of the residents' previous concerns with the proposals. Some concerns were raised about the use of hot tubs, and it was advised that a note could be made to the applicant against the use of them should the Committee be minded to permit the application. A further concern was also made about the possible location of the air source pumps as it was felt it could be noisy for neighbouring properties and users of the cabins. The Head of Planning and Infrastructure confirmed that a condition could be imposed in relation to the location of the air source pumps.

Members thanked Officers for accompanying them on a site visit prior to the Committee.

The officer's recommendations with the additional condition to agree the location of the air source pumps with the Local Planning Authority, were 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 with an additional condition to agree the location of the air source pumps with the Local Planning Authority.

Motion to permit in accordance with officer's recommendation including additional condition regarding location of air source pumps (Motion)	
Councillor Russell Boam	For
Councillor Dave Bigby	For
Councillor Morgan Burke	For
Councillor Rachel Canny	For
Councillor David Everitt	For
Councillor John Legrys	For
Councillor Peter Moulton	For
Councillor Carol Sewell	For
Councillor Jenny Simmons	For
Carried	

52.

A3**25/00157/FUL: ERECTION OF A TEMPORARY RURAL WORKERS DWELLING**

Irish Farm, Warren Hills Road, Coalville

Officer's Recommendation: Permit

The Senior Planning Officer presented the report.

Mr K Brennan, objector, addressed the Committee. Strong objections were put forward including the proposal not fitting with the character of the location, high levels of daily traffic, noise levels, car parking, blocked access points and mounting rubbish on the site. It was felt that the business breached planning regulations, did not have viable accounts and could not demonstrate an essential need. Comments were also made on the impact on the entrance from Warren Hills Road, as the increased number of liveries and horses has made it extremely dangerous. Reference was also made to historical planning enforcement on the site. Members were urged to refuse the application.

Mr D Harris-Watkins, agent, addressed the Committee. Members were reminded that an independent agricultural assessor had been instructed and had deemed the proposals acceptable. The details of the application were explained, and current planning enforcement was outlined after which it was noted that the applicants were unaware, they were breaching planning conditions, but this was limited and had been resolved. It was also noted that the proposals provided a ten percent Biodiversity Net Gain providing a long-term ecological benefit. Members were urged to permit the application.

In determining the application, Members acknowledged that the proposal was for a temporary dwelling, and it was felt it was necessary to keep the horses safe, particularly in the wake of the recent local wildfires.

Members thanked Officers for accompanying them on a site visit prior to the Committee.

The officer's recommendations were moved by Councillor R Canny 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.

Chair's initials

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

The meeting commenced at 6.00 pm

The Chairman closed the meeting at 7.18 pm