

MINUTES of a meeting of the PLANNING Committee held in the Forest Room, Stenson House, London Road, Coalville, LE67 3FN on WEDNESDAY, 7 May 2025

Present: Councillor R Boam (Chair)

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

In Attendance: Councillors J Geary

Officers: Mr C Elston, Mrs C Hammond, Mr D Gill, Ms J Davies, Mr A Mellor, Mr I Nelson and Ms S Hullott

53. APOLOGIES FOR ABSENCE

Apologies were received from Councillor C Sewell.

54. DECLARATION OF INTERESTS

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

Councillor N Smith declared a registerable interest in item A1, 21/00494/OUTM as he was speaking in objection to the application as a Ward Member and he would leave the meeting during the consideration and voting on the application.

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 21/00494/OUTM: Councillors J Legrys, J Simmons, R Morris and D Everitt.

Item A2, application 25/00106/FUL: Councillors J Legrys, J Simmons, R Morris and D Everitt.

55. MINUTES

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

It was moved by Councillor J Legrys, seconded by Councillor J Simmons and

RESOLVED THAT:

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

56. 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.

Chair's initials

57. A1
21/00494/OUTM: OUTLINE APPLICATION FOR THE ERECTION OF UP TO 105 DWELLINGS WITH PUBLIC OPEN SPACE, LANDSCAPING AND SUSTAINABLE DRAINAGE SYSTEMS (SUDS) (ALL MATTERS RESERVED EXCEPT FOR PART ACCESS)

Land Off Wash Lane, Ravenstone, Leicestershire

Officer's Recommendation: Permit subject to conditions and S106 Agreement

Having declared an interest in the item, Councillor N Smith removed himself from the meeting to join the public gallery prior to being invited to speak as Ward Member.

The Principal Planning Officer presented the report.

Ms H Ball, agent, addressed the Committee. Members were reminded that there were no objections from the statutory consultees and that the site formed part of the draft allocation of the emerging Local Plan. It was noted that the site would boost the current land supply, whilst providing affordable homes in a sustainable location and contributing to improving local services and facilities.

Councillor N Smith, Ward Member, addressed the Committee. Members were advised that, though he had no objection in principle to the development he felt that consideration needed to be given to the implication of the road layout, as the junction at the top end of the development (A447/Coalville Lane/Church Lane) was dangerous. He urged the Committee to defer the application to consider traffic measures at the junction.

After addressing the Committee, Councillor N Smith left the meeting during consideration and voting on the application.

In determining the application some members expressed concerns around poor highway design and the length of time that the development would take to come through. Concerns were also expressed that approving an application, that was currently outside the Limits to Development, that had yet to go through the Regulation 19 consultation for the draft Local Plan, would be premature and set a precedent. Members sought assurances the S106 would incorporate a trigger measure to provide the affordable housing.

Officers advised that any S106 highway contributions would be earmarked for the A511 improvements, as LCC Highways had advised that no work was required to the junctions close to the site and the Legal Advisor provided members with assurance that the S106 would include a form of wording, that would be negotiated at the appropriate time, in relation to a trigger measure to bring forward the affordable housing provision in a timely manner.

The officer's recommendation was moved by Councillor R Morris 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 subject to conditions and Section 106 Agreement in accordance with the recommendations of the Head of Planning and Infrastructure.

At the conclusion of the item, Councillor N Smith returned to the meeting.

Chair's initials

Motion to permit application in accordance with officer recommendation (Motion)	
Councillor Russell Boam	For
Councillor Ray Morris	For
Councillor Dave Bigby	Against
Councillor Morgan Burke	For
Councillor Rachel Canny	For
Councillor David Everitt	Against
Councillor John Legrys	For
Councillor Peter Moulton	Against
Councillor Jenny Simmons	For
Councillor Nigel Smith	Conflict Of Interests
Councillor Doug Cooper	Against
Carried	

58. A2
25/00106/FUL: APPLICATION FOR CHANGE OF USE FROM 3-BEDROOM DOMESTIC DWELLING (C3) TO 4-BEDROOM HOUSE IN MULTIPLE OCCUPATION (C4) WITH A MAXIMUM OF 4 OCCUPANTS.

49 Bridge Fields, Kegworth, Derby, DE74 2FW

Officer's Recommendation: Permit subject to conditions

The Senior Planning Officer presented the report.

In determining the application Members expressed concerns over the increasing number of House in Multiple Occupation (HMOs) in the village, as the nature of the occupants did not contribute to the health of the community. It was acknowledged a policy was being developed and consulted on for Kegworth in relation to HMOs as part of the review of the Local Plan. Concerns were also raised that a HMO is quite a substantial change from a dwelling, in particular as the level of car usage would be different.

Officers confirmed the nature of the Article 4 that Kegworth was subject to, which meant the change of use to a small HMO now required planning permission, whereas before the application would have gone through as permitted development.

The officer's recommendation was moved by Councillor R Boam and seconded by Councillor R Morris.

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 subject to conditions in accordance with the recommendations of the Head of Planning and Infrastructure.

Chair's initials

Motion to permit application in accordance with the officer recommendation (Motion)	
Councillor Russell Boam	For
Councillor Ray Morris	For
Councillor Dave Bigby	Against
Councillor Morgan Burke	For
Councillor Rachel Canny	Abstain
Councillor David Everitt	Against
Councillor John Legrys	Against
Councillor Peter Moulton	Abstain
Councillor Jenny Simmons	For
Councillor Nigel Smith	For
Councillor Doug Cooper	For
Carried	

The meeting commenced at 6.00 pm

The Chairman closed the meeting at 6.50 pm