

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

Present: Councillor R Boam (Chair)

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

In Attendance: Councillors M Burke and A C Saffell

Officers: Mr S Ball, Mr C Elston, Mrs C Hammond, Ms J Davies and Ms S Hullott

1. APOLOGIES FOR ABSENCE

Apologies were received from Councillors R Morris and M Burke

2. DECLARATION OF INTERESTS

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

Cllr Blunt declared a non-pecuniary interest in item A3, 24/01541/FUL as the agent was a relation and he would leave during the consideration and voting on the application.

Cllr Boam declared a registerable interest in item A3, 24/01541/FUL as the Ward Member and he would leave 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 A2, application number 25/00026/FUL

Councillor M Wyatt

3. MINUTES

Consideration was given to the minutes of the meeting held on 7 May 2025

It was moved by Councillor D Bigby, seconded by Councillor N Smith and

RESOLVED THAT:

The minutes of the meeting held on 7 May 2025 be approved and signed by the Chairman as a correct record.

4. 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.

Chairman's initials

5.

A1

25/00422/FUL: CHANGE OF USE FROM C3 DWELLING TO C2 RESIDENTIAL CHILDREN'S CARE HOME

27 Robin Road, Coalville, LE67 4LB

Officer's Recommendation: Permit

The Senior Planning Officer presented the report.

Mr McCabe, applicant, addressed the committee. He highlighted that there was a significant number of children in the care of local authorities that required long term or suitable accommodation and that there would be employment opportunities for local residents, which would contribute to the economic growth. It was noted that the home would be regulated by Ofsted and that the company was directed by two qualified residential childcare leaders though it was acknowledged that the title children's home could be disturbing to local residents. He urged the committee to support the application.

Cllr Burke, ward member, addressed the committee. She highlighted that the residents were concerned that the site was on a small road with limited parking space. She urged the committee to refuse the application based on the impact on the local neighbourhood and the potential for additional noise, pollution and out of hours disturbance.

In determining the application, some concerns were raised over the lack of parking on the site and the possible disturbance from staff change overs. It was acknowledged by the committee that should issues arise, residents would be able to contact the company to raise concerns to and that the home would also be regulated by Ofsted and Leicestershire County Council. It was also noted that there were no material grounds for refusing the application.

The officer's recommendation to permit the application was 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 Richard Blunt	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
Councillor Nigel Smith	For
Councillor Michael Wyatt	Against
Carried	

Chairman's initials

6.

A2**25/00026/FUL: CHANGE OF USE FROM DWELLINGHOUSE (C3) TO CHILDREN'S HOME (C2) FOR UP TO THREE CHILDREN**

6 Swan Way, Coalville, LE67 4BU

Officer's Recommendation: Permit

The Senior Planning Officer presented the report to members

Mr Tubb, in objection, addressed the committee. It was noted that it was a noble cause, but concerns were raised around safety, precedents, suitability and community impact. It was noted that the five homes, including the application site, jointly owned the private drive that was governed by covenants restricting the use to private single-family dwellings. It was felt that the site was not large enough for the planned use and that it would lead to increased footfall, traffic and noise, which would cause daily disruption to the neighbours. He urged the committee to refuse the application.

Mr Matthews, applicant, addressed the committee. He highlighted that the application had been developed in accordance with the national planning and policy framework, and that they had carefully considered all the covenants and the application did not break any of them. It was noted that they had collaborated with the Local Authority assurance team that deal with children's care homes to ensure robust outcome measures. It was noted that the vehicle movements would be no more than that of families and that they were dedicated to employ local people.

Councillor Burke, ward member, addressed the committee. She advised that the site was on a quiet cul-de-sac, with limited parking spaces. She highlighted the impact that the application would have on the local neighbourhood due to an increase in noise, pollution and out of hours disturbance. She noted the location to the previous application and asked if there was a limit on how many children's homes should be allowed in an area.

Following the speakers, officers advised the committee that there were no limits on the number of children's homes that could be permitted in an area and that it should be considered on its own merits. The Legal Advisor advised the committee that covenants were not a planning matter.

In determining the application, some concerns were raised over the lack of parking on the site but noted that there were no material grounds for refusing the application.

At the request of a member, the Legal Advisor reiterated to the committee that the covenants was a matter between the residents, and if it was breached it would for them to seek advice, and that it was not a planning matter and no weight should be given to it.

The officer's recommendation to permit the application, including the amendments to the conditions as detailed in the update sheet, was moved by Councillor R Canny 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, including the amendments to the conditions as detailed in the update sheet.

Having declared a non-pecuniary interest in item A3, Councillor Blunt left the meeting.

Chairman's initials

Having declared a registerable interest as ward member in item A3 and would be leaving the meeting, and the Deputy Chair having submitted apologies for the meeting, the Chair sought nomination for Chair for the item.

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

RESOLVED THAT:

Councillor J Simmons take the Chair for the remainder of the meeting.

Councillor R Boam left the meeting and Councillor J Simmons took the Chair.

Motion to permit in accordance with Officer's recommendations and the revised conditions set out in the update sheet (Motion)	
Councillor Russell Boam	For
Councillor Dave Bigby	For
Councillor Richard Blunt	For
Councillor Rachel Canny	For
Councillor David Everitt	For
Councillor John Legrys	For
Councillor Peter Moul	For
Councillor Carol Sewell	For
Councillor Jenny Simmons	For
Councillor Nigel Smith	For
Councillor Michael Wyatt	Against
Carried	

7.

A3

24/01541/FUL: CONVERSION OF AGRICULTURAL BUILDING TO DWELLING

Land adjoining 1 Main Street, Osgathorpe, Leicestershire, LE12 9TA

Officer's Recommendation: Permit

The Planning and Development Team Manager presented the report.

Mr Tivey, applicant, addressed the committee. He highlighted that he and his wife wanted to downsize and focus on their farming business, based on the application site. He advised that there is a street light outside the site entrance, and the road was well lit, and that the nearest bus stop was 70m away. He noted that following changes to the NPPF allowed greater weight on emerging Local Plans and that in the amendments to the Local Plan, proposed to remove the requirement for barn conversions to be accessible by a range of sustainable transport. He urged the committee to approve the application.

In determining application members sought clarity on the risk of flooding in the area and noted that there were four objections to the application, as they felt that there was a loop hole, in terms of agricultural buildings could be built to be turned into residential properties at a later date. Members considered that the village was well served by sustainable transport, and the roads were well lit.

The officer's recommendation to permit the application was moved by Councillor M Wyatt and seconded by Councillor N Smith.

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.

Chairman's initials

Motion to permit in accordance with Officer's recommendation (Motion)	
Councillor Russell Boam	Conflict Of Interests
Councillor Dave Bigby	Abstain
Councillor Richard Blunt	Conflict Of Interests
Councillor Rachel Canny	For
Councillor David Everitt	Abstain
Councillor John Legrys	For
Councillor Peter Moulton	Abstain
Councillor Carol Sewell	Against
Councillor Jenny Simmons	For
Councillor Nigel Smith	For
Councillor Michael Wyatt	For
Carried	

Councillors M Burke and R Blunt left the meeting at 6.47pm.

Councillor R Boam left the meeting at 6.48pm.

The meeting commenced at 6.00 pm.

The Chairman closed the meeting at 7.02 pm.