

MINUTES of a meeting of the LOCAL PLAN COMMITTEE held in the Forest Room, Stenson House, London Road, Coalville, LE67 3FN on WEDNESDAY, 30 JULY 2025

Present: Councillor J G Simmons (Chair)

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

Officers: Mr I Nelson, Mr C Elston, Mrs C Hammond, Mr J Arnold and Ms B Leonard

## **1 APOLOGIES FOR ABSENCE**

Apologies were received from Councillors S Lambeth and R Morris.

## **2 DECLARATION OF INTERESTS**

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

Councillor K Merrie declared a disclosable pecuniary interest in item 6 and received legal advice to leave the room during the discussion and vote for recommendations 2 and 3.

## **3 PUBLIC QUESTION AND ANSWER SESSION**

There were no questions received.

### **Question from Mr M Elton**

'C77 is owned by World Habitat formally known as East Midlands Housing so it is likely that any building is going to be social or affordable housing. Therefore it will be public money, funded by government grants, which will be used to build on this site. This steep valley has an underground stream, surface coal seams and underground gas. We have been advised by an ex- developer that this site will be extremely expensive to develop. Do the Local Plan Committee, therefore feel that this would be a good use of public money to develop this site?'

### **Response from the Chair of the Local Plan Committee**

'A decision as to whether or not it is appropriate to undertake development at site C77 having regard to costs alone is for East Midlands Housing as the prospective developer to determine, it is not for the Council to judge if it represents a good use of public money. The Local Plan is concerned with determining, from a planning perspective, whether it is appropriate for sites to be developed. In this instance it is considered that site C77 is appropriate.'

In response to a supplementary question, the Planning Policy and Land Charges Team Manager informed that questioner that the Council was not aware of a survey that took place on the C77 site but would seek more information.

Chair's initials

**Question from Mr C Taylor**

'Full council voted 35 to 1 for the petition to remove WWV from the plan being referred to LPC, because WWV site doesn't meet any of the plan objectives, isn't in line with proposed planning reforms and fails to treat WWV fairly in terms of creating an area of separation. Councillor Legrys proposed that no more sites should be removed which were recommended by Officers. Does this mean that no sites will be removed from the plan until the appeal stage, whether or not they are viable?'

**Response from the Chair of the Local Plan Committee**

'The decision as to whether any site should be excluded (or included) in the final Local Plan will, in the first instance, be for members of the Local Plan Committee to decide having regard to evidence, including, not limited to, the ongoing transport modelling and the viability assessment. The final decision as to the content of the Local Plan will rest with a meeting of the full Council.'

In response to a supplementary question, the Planning Policy and Land Charges Team Manager explained that the West Whitwick valley remained in the Local Plan because Officers considered it acceptable but ultimately the acceptability of sites was a decision for the Committee and Council to make.

**Question from Mr G Baker**

'I understand that HS2 safeguarding has now been lifted, a planning application for more than 4 ½ thousand properties at Isley Walton and 300 properties at Broomleys have been submitted and that part of the proposed Twycross new development will extend onto an area of NWLDC. You have also stated that you will continue to plan for 686 properties to be built within the district per year, while the impact of Local Government restructuring on requirements is unclear. From your report it appears that you have already decided that the proposal to build on Packington Nook has also been removed. Basic arithmetic would suggest that further sites will be removed. I am concerned that sites will be taken out of the plan based upon political influence rather than the viability of the site and impact upon the community. Could you explain to me please criteria for withdrawing sites from the New Local Plan?'

**Response from the Chair of the Local Plan Committee**

'The site at Packington Nook was identified as a reserve site in the event that the safeguarding for HS2 was not removed as it affected sites that already had planning permission. As the safeguarding has now been removed it follows that a reserve site is no longer required.'

In response to a supplementary question, the Planning Policy and Land Charges Team Manager explained that the master plan for the West Whitwick site was to ensure that the different parts of that site area would join up logically and the development of any area within the site would consider everything in the wider site, subject to consultation with the wider community.

#### 4 MINUTES

Consideration was given to the minutes of the meeting held on 11 June 2025.

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

RESOLVED THAT:

The minutes of the meeting held on 11 June 2025 be approved and signed by the Chairman as a correct record.

#### 5 LOCAL PLAN – ADDITIONAL PROPOSED HOUSING ALLOCATIONS: CONSIDERATION OF RESPONSE TO CONSULTATION

Before the presentation of item 5, the Chair of the Local Plan Committee explained the structure of the presentations and discussions to the Committee.

The report was presented by the Planning Policy and Land Charges Team Manager and the Principal Planning Policy Officer.

##### Sections 1 – 3

The Planning Policy and Land Charges Team Manager explained to the Committee that the actual number of dwellings required may change based on updated government modelling. If the number decreases, some sites may be removed; if it increases, new sites may need to be added. Unmet housing needs from Leicester City and possibly Oadby and Wigston would also influence final numbers.

It was appreciated by a member of the Committee, that the HS2 safeguarded had been removed. In response to their enquiry about the Norton Juxta Twycross development, the Planning Policy and Land Charges Team Manager explained that the majority of this proposal was located within Hinckley and Bosworth Borough Council area. Decisions made for this site relied on the Borough Council, who were less advanced in their Local Plan process which could mean potential delays in this Council's Plan. Updates would be provided to the Committee.

It was requested by a member that the Committee have further discussions about proposals that involved Norton Juxta Twycross, Appleby and employment at Junction 11.

Officers were congratulated for their 'meticulous' responses to the public consultation process.

##### Section 4

A member of the Committee raised concerns, on behalf of residents of Rushey Close, about an allocated site South of Burton Road. It was reported that these residents were not officially informed during the consultation of this site. It was explained that the consultation process involved Parish and Town Councils being notified with the expectation to help disseminate information; and those signed up to the consultation database, or had previously made representations, were contacted. It was added that writing to every resident was not feasible due to cost

Chair's initials

and time constraints. Officers were unsure why residents of this site were unaware as other sites across the district were notified. Any comments received would be reviewed thoroughly and if changes to the plan was warranted, recommendations would be made accordingly.

### Section 5

A discussion followed. The Planning Policy and Land Charges Team Managers informed Members, that whilst the Council were unable to compel developers to work together, there was some reassurance that 3 of the developers had met. Upcoming transport modelling evidence may require sensible planning and encourage collaboration between developers, but it was up to them to do so.

Members were updated on an active petition in relation to Torrington Avenue (recommendation 2). Actions taken, because of the petition, depended on the number of signatures.

In response to a question, it was explained that a parcel of undeveloped land would be preserved by a legal agreement, but future changes could not be ruled out.

Concerns were raised about the West Whitwick land. It was explained that If the land was included in the Regulation 19 plan, objections could still be submitted; and that viability assessment and/or other evidence could lead to changes, which included the removal or replacement of sites.

### Section 6

A discussion followed. The Planning Policy and Land Charges Team Manager proposed to include supportive wording in the Plan to protect existing homes from site designs with potential negative impacts, in response to a Member's request.

It was explained to the Committee that a ditch running parallel to Park Lane (CD9) had resulted in the lead Local Flood Authority raising concerns in respect of site access. Officers were to follow this up to understand how this might affect the proposed widening of Park Lane, though the issue was expected to be manageable.

### Section 7

A discussion followed. The suitability of site K12 in Kegworth was questioned due to noise and safety concerns. The Principal Planning Policy Officer explained that pending a detailed noise assessment and mitigation plan, the site could be considered potentially acceptable. Officers were also awaiting legal advice due to the site's proximity to the Kegworth air crash site. The site would be withdrawn and replaced elsewhere if deemed unsuitable following these measures.

In response to concerns raised by a member regarding Housing Allocation Strategy (7b) the Planning Policy and Land Charges Team Manager explained that Strategy Option 7b was the option the Committee felt most comfortable with; out of several options. Changes made to distributions were necessary due to constraints including site availability and highway advice; and to ensure housing

Chair's initials

targets were met. Option 7b was a guiding framework and not set in stone. It was recognised that the distribution was not ideal, but many settlements lacked available sites. Members also recognised that while the strategy wasn't perfect, it reflected practical constraints and dynamically evolved evidence.

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

The motion was put to vote and CARRIED. Recorded votes to follow.

RESOLVED THAT:

**SUBJECT TO THE OUTCOME OF FURTHER WORK INCLUDING TRANSPORT MODELLING, VIABILITY ASSESSMENT AND INFRASTRUCTURE REQUIREMENTS, THE LOCAL PLAN COMMITTEE AGREES THAT:**

- 1. LAND OFF THORNBOROUGH ROAD (C18) IS ALLOCATED FOR AROUND 105 DWELLINGS IN THE REGULATION 19 LOCAL PLAN.**
- 2. LAND OFF HALL LANE AND TORRINGTON AVENUE (C19A); LAND OFF STEPHENSON WAY (C19B) AND BROOM LEYS FARM (C46) ARE ALLOCATED AS A SINGLE STRATEGIC DEVELOPMENT AREA IN THE REGULATION 19 LOCAL PLAN, TO PROVIDE AROUND 1,200 DWELLINGS IN TOTAL.**
- 3. LAND SOUTH OF THE GREEN, DONINGTON LE HEATH (C90) IS ALLOCATED FOR AROUND 62 DWELLINGS IN THE REGULATION 19 LOCAL PLAN.**
- 4. LAND ADJACENT TO 194 BURTON ROAD, ASHBY-DE-LA-ZOUCH (A31) IS ALLOCATED FOR AROUND 30 DWELLINGS IN THE REGULATION 19 LOCAL PLAN.**
- 5. LAND SOUTH OF PARK LANE, CASTLE DONINGTON (CD9) IS ALLOCATED FOR AROUND 35 DWELLINGS IN THE REGULATION 19 LOCAL PLAN.**
- 6. LAND REAR OF 111A HIGH STREET, IBSTOCK (IB20) IS ALLOCATED FOR AROUND 46 DWELLINGS IN THE REGULATION 19 LOCAL PLAN.**
- 7. LAND SOUTH OF ASHBY ROAD, KEGWORTH (K12) IS ALLOCATED FOR AROUND 140 DWELLINGS IN THE REGULATION 19 LOCAL PLAN, SUBJECT TO CONFIRMATION THAT THE SITE IS ACCEPTABLY LOCATED IN RELATION TO THE EAST MIDLANDS AIRPORT PUBLIC SAFETY ZONE.**
- 8. LAND OFF LEICESTER ROAD/ASHBY ROAD, MEASHAM (M11) IS ALLOCATED FOR AROUND 300 DWELLINGS IN THE REGULATION 19 LOCAL PLAN, UNLESS FURTHER WORK ON SURFACE WATER FLOODING DEMONSTRATES A LOWER CAPACITY IS MORE APPROPRIATE.**
- 9. LAND OFF ABNEY DRIVE, MEASHAM (M14) IS ALLOCATED FOR AROUND 150 DWELLINGS IN THE REGULATION 19 LOCAL PLAN.**
- 10. LAND AT MEASHAM ROAD, APPLEBY MAGNA (AP1) IS ALLOCATED FOR AROUND 37 DWELLINGS IN THE REGULATION 19 LOCAL PLAN.**
- 11. LAND WEST OF REDBURROW LANE, PACKINGTON (P7) IS DEFERRED FOR CONSIDERATION AT A FUTURE MEETING OF THE LOCAL PLAN COMMITTEE.**

12. LAND OFF CHURCH LANE, RAVENSTONE (R9) IS ALLOCATED FOR AROUND 50 DWELLINGS IN THE REGULATION 19 LOCAL PLAN.

13. FURTHER TO THE GOVERNMENT'S LIFTING OF THE HS2 SAFEGUARDING ROUTE, LAND SOUTH OF ASHBY DE LA ZOUC (PACKINGTON NOOK) (A7) BE NO LONGER PROPOSED AS A RESERVE ALLOCATION SITE.

14. LAND AT SPRING LANE AND REAR OF 55 NORMANTON ROAD (P5 AND P8) IS DEFERRED FOR CONSIDERATION AT A FUTURE MEETING OF THE LOCAL PLAN COMMITTEE.

**SUBJECT TO THE OUTCOME OF FURTHER WORK INCLUDING TRANSPORT MODELLING, VIABILITY ASSESSMENT AND INFRASTRUCTURE REQUIREMENTS, THE LOCAL PLAN COMMITTEE AGREES THAT: 1. LAND OFF THORNBOROUGH ROAD (C18) IS ALLOCATED FOR AROUND 105 DWELLINGS IN THE REGULATION 19 LOCAL PLAN. 2. LAND OFF HALL LANE AND TORRINGTON AVENUE (C19A); LAND OFF STEPHENSON WAY (C19B) AND BROOM LEYS FARM (C46) ARE ALLOCATED AS A SINGLE STRATEGIC DEVELOPMENT AREA IN THE REGULATION 19 LOCAL PLAN, TO PROVIDE AROUND 1,200 DWELLINGS IN TOTAL. 3. LAND SOUTH OF THE GREEN, DONINGTON LE HEATH (C90) IS ALLOCATED FOR AROUND 62 DWELLINGS IN THE REGULATION 19 LOCAL PLAN. 4. LAND ADJACENT TO 194 BURTON ROAD, ASHBY-DE-LA-ZOUCH (A31) IS ALLOCATED FOR AROUND 30 DWELLINGS IN THE REGULATION 19 LOCAL PLAN. 5. LAND SOUTH OF PARK LANE, CASTLE DONINGTON (CD9) IS ALLOCATED FOR AROUND 35 DWELLINGS IN THE REGULATION 19 LOCAL PLAN. 6. LAND REAR OF 111A HIGH STREET, IBSTOCK (IB20) IS ALLOCATED FOR AROUND 46 DWELLINGS IN THE REGULATION 19 LOCAL PLAN (Motion)**

Councillor Jenny Simmons	For
Councillor Paul Lees	Against
Councillor Mike Ball	For
Councillor Dave Bigby	For
Councillor John Legrys	For
Councillor Peter Moul	For
Councillor Carol Sewell	For
Councillor Lee Windram	Against
Councillor Michael Wyatt	Against
Councillor Anthony Barker	For
Councillor Keith Merrie MBE	For
<b>Carried</b>	

## **6 LOCAL PLAN – ADDITIONAL PROPOSED EMPLOYMENT ALLOCATIONS: CONSIDERATION OF RESPONSE TO CONSULTATION**

The report was presented by the Principal Planning Officer.

A discussion followed. The Principal Planning Officer explained to the Committee that the transport modelling being undertaken to support the Local Plan would consider relevant proposals in neighbouring authorities that relate to areas with allocated land in the Plan.

A member asked whether protection nearby to a particular site already in development could be put in place to maintain woodlands and the 'unique' village of Battram. The Planning Policy and Land Charges Team Manager agreed to look further into this and return to the Committee with any further actions.

Chair's initials

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

The motion was put to vote and CARRIED. Recorded votes to follow

RESOLVED THAT:

**THAT LOCAL PLAN COMMITTEE:**

**(1) AGREES NOT TO INCLUDE LAND EAST OF MIDLAND ROAD ELLISTOWN (EMP24 ORIGINAL AREA AND EMP24 REDUCED AREA) AS AN ALLOCATION IN THE REGULATION 19 VERSION OF THE LOCAL PLAN.**

**(2) SUBJECT TO THE OUTCOME OF FURTHER WORK INCLUDING TRANSPORT MODELLING, VIABILITY ASSESSMENT AND INFRASTRUCTURE REQUIREMENTS, AGREES THAT LAND BETWEEN ELLISTOWN TERRACE ROAD AND WOOD ROAD, ELLISTOWN (EMP98) IN APPENDIX D BE PROPOSED TO BE ALLOCATED IN THE REGULATION 19 VERSION OF THE LOCAL PLAN.**

**(3) AGREES THE POLICIES MAP EXTRACT FOR MONEY HILL IN APPENDIX E FOR INCLUSION IN THE REGULATION**

**THAT LOCAL PLAN COMMITTEE: (1) AGREES NOT TO INCLUDE LAND EAST OF MIDLAND ROAD ELLISTOWN (EMP24 ORIGINAL AREA AND EMP24 REDUCED AREA) AS AN ALLOCATION IN THE REGULATION 19 VERSION OF THE LOCAL PLAN. (2) SUBJECT TO THE OUTCOME OF FURTHER WORK INCLUDING TRANSPORT MODELLING, VIABILITY ASSESSMENT AND INFRASTRUCTURE REQUIREMENTS, AGREES THAT LAND BETWEEN ELLISTOWN TERRACE ROAD AND WOOD ROAD, ELLISTOWN (EMP98) IN APPENDIX D BE PROPOSED TO BE ALLOCATED IN THE REGULATION 19 VERSION OF THE LOCAL PLAN. (3) AGREES THE POLICIES MAP EXTRACT FOR MONEY HILL IN APPENDIX E FOR INCLUSION IN THE REGULATION (Motion)**

Councillor Jenny Simmons	For
Councillor Paul Lees	For
Councillor Mike Ball	For
Councillor Dave Bigby	For
Councillor John Legrys	For
Councillor Peter Moulton	For
Councillor Carol Sewell	For
Councillor Lee Windram	For
Councillor Michael Wyatt	For
Councillor Anthony Barker	For
Councillor Keith Merrie MBE	Conflict Of Interests
<b>Carried</b>	

#### **Departure of Councillor**

Councillor K Merrie left the meeting at 8.08pm.

The meeting commenced at 6.00 pm

The Chairman closed the meeting at 8.30 pm

Chair's initials