

MINUTES of a meeting of the PLANNING Committee held in the Forest Room, Stenson House, London Road, Coalville, LE67 3FN on TUESDAY, 11 November 2025

Present: Councillor R Boam (Chair)

Councillors R L Morris, D Bigby, R Blunt, M Burke, R Canny, D Everitt, J Legrys, P Moul, C A Sewell, J G Simmons, N Smith and M Wyatt.

In Attendance: Councillor A Barker

Officers: Mr J Arnold, Ms J Davies, Mr B Dooley, Mr C Elston, Mr L Marshall, Mrs R Wallace and Mr J Wilmot.

28. APOLOGIES FOR ABSENCE

There were no apologies received.

29. DECLARATION OF INTERESTS

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

Councillor R Boam declared registerable interests in item A1, application number 25/00738/OUT, of the agenda as ward member, and item A2, application number 23/01595/FUL, and item A3, application number 23/01596/LBC, as a relative of the applicant.

Councillor R Morris declared a registerable interest in item A2, application number 23/01595/FUL, and item A3, application number 23/01596/LBC, as ward member.

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 number 25/00738/OUT

Councillors R Canny, J Legrys, R Morris, P Moul, C Sewell and J Simmons.

30. MINUTES

Consideration was given to the minutes of the meeting held on 14 October 2025.

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

RESOLVED THAT:

The minutes of the meeting held on 14 October 2025 be approved and signed by the Chair as an accurate record of proceedings.

31. PLANNING ENFORCEMENT MONITORING UPDATE

The Planning Enforcement Team Leader presented the report.

The report was noted.

32. 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

33. 25/00738/OUT - ERECTION OF 1 NO. SINGLE CUSTOM-BUILD DWELLING (OUTLINE - ALL MATTERS RESERVED)

Having declared interests in the remaining items, Councillor R Boam left the meeting. Councillor M Wyatt joined the meeting as substitute.

Due to the interests declared for the items later on the agenda and to reduce the number of times a chair would be required to be elected, it was advised that Councillor R Morris not take the chair as Deputy at this point, as per usual practice, but a new Chair be appointed to preside over proceedings for the remainder of the meeting.

It was moved by Councillor J Legrys, seconded by Councillor D Bigby and

RESOLVED THAT:

Councillor J Simmons be elected as Chair for the remainder of the meeting.

The Principal Planning Officer presented the report.

Ms S Dillon, speaking as parish councillor, addressed the Committee. She did not express support for the application and highlighted that, if it were approved, it would undermine Policies S2 and S3 of the adopted Local Plan. It was added that suitable alternative sites were already in the area for custom-built dwellings, and that an existing site should have been used for development rather than a vacant site.

Ms C Palmer, speaking as objector, addressed the Committee. It was stated that there was no need to diversify the housing stock in Coleorton, and that to build on this site would undermine the unique characteristic of the area which comprised mostly green spaces. It was commented that there was no need for further development as there was sufficient housing in the area.

Mr D Harris-Watkins, speaking as agent, addressed the Committee. He spoke in support of the application, commenting that the site was suitable for residential development, and noted that a refusal on highways grounds would not be justified due to a lack of objections from the Highway Authority.

A discussion about the application followed, with members noting the difficulty of the decision. Members commented that the plot of land being considered was secluded, and that it was one property, which would have minimised disruption for nearby residents.

The Principal Planning Officer addressed concerns that were raised by members over the shortfall in the number of self-build properties and their regulations.

It was moved by Councillor J Legrys, seconded by Councillor R Morris and

RESOLVED THAT:

The application be permitted in accordance with the officer's recommendations.

Recorded Vote (Motion)	
Councillor Ray Morris	For
Councillor Dave Bigby	For
Councillor Morgan Burke	For
Councillor Rachel Canny	Against
Councillor David Everitt	Against
Councillor John Legrys	For
Councillor Peter Moulton	For
Councillor Carol Sewell	Against
Councillor Jenny Simmons	For
Councillor Nigel Smith	Against
Councillor Michael Wyatt	Against
Carried	

34. 23/01595/FUL - CHANGE OF USE OF METHODIST CHURCH TO A SINGLE RESIDENTIAL DWELLING (RESUBMISSION FOLLOWING WITHDRAWAL OF 23/00413/FUL)

Having declared an interest, Councillor R Morris retired to sit in the public gallery. Councillor R Blunt joined the meeting as substitute.

The Planning and Development Team Manager presented the report.

Councillor R Morris, speaking as ward member, addressed the Committee. He noted that the building was deteriorating badly and that approval of this application would prolong its life. He urged members to permit the application.

A discussion was had during which members agreed that the condition of the building was poor and commented that there had been little money spent on the building for maintenance purposes thus far. Converting the building to a dwelling, therefore, would help the building survive.

Due to concerns around a large gathering of bins on the pavement, it was questioned whether a condition for an internal bin storage could be added. The Planning and Development Team Manager advised that this could be incorporated as a note to an applicant rather than an explicit condition due to the issues it would cause. It was further advised that the condition already included was proposed to be amended on the Update Sheet to allow for amended external bin storage and collection proposals to be submitted.

A question was asked regarding quality of the drainage and water supply of the church. The Planning and Development Team Manager replied that an adequate drainage and water supply would be achieved through separate agreements required under the Building Regulations and with Severn Trent Water.

It was moved by Councillor J Legrys, seconded by Councillor R Canny and

RESOLVED THAT:

The application be permitted in accordance with the officer's recommendations.

Chair's initials

Recorded Vote (Motion)	
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
Councillor Nigel Smith	For
Councillor Michael Wyatt	For
Councillor Richard Blunt	For
Carried	

35. 23/01596/LBC - INTERNAL AND EXTERNAL ALTERATIONS TO FACILITATE THE USE OF THE BUILDING AS A DWELLING (LISTED BUILDING CONSENT)

The Planning and Development Team Manager presented the report.

There were no speakers registered for the item.

A discussion was had during which members expressed support for the application which, if approved, could restore an unused listed building.

Members were surprised that there had been no application to resolve the building's external issues and questioned whether alterations could be made to the exterior of the building due to its condition. The Legal Advisor explained that any work made to a listed building would require listed building consent and that a separate application for listed building consent for works to the external render would need to be submitted, and a note to applicant could be added to that effect

It was moved by Councillor R Blunt, seconded by Councillor J Legrys and

RESOLVED THAT:

The application be permitted in accordance with the officer's recommendations.

Recorded Vote (Motion)	
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
Councillor Nigel Smith	For
Councillor Michael Wyatt	For
Councillor Richard Blunt	For
Carried	

Councillor R Boam left the meeting at 6:12pm.

Councillor R Morris left the meeting at 6:58pm.

The meeting commenced at 6:00pm.

The Chair closed the meeting at 7:17pm