

UPDATE SHEET

PLANNING COMMITTEE – 26 November 2025

**To be read in conjunction with the
Report of the Head of Planning and Infrastructure to
Planning Committee**

- (a) Additional information received after the
publication of the main reports;**
- (b) Member questions during Technical Briefing;
and**
- (b) Changes to Recommendations.**

To consider the confirming of a Tree Preservation Order at land to the south of 28 Bondgate, Castle Donington

Member questions at Technical Briefing

Clarification was raised regarding the photographs in the report agenda pack on pages 5 and 6 as to whether they clearly showed the trees that are the subject of this Tree Preservation Order (TPO). The photograph on page 5 shows the trees on the site towards the rear of the photograph, with the trees towards the front of the photograph being the trees located on an adjacent site. The photograph on page 6 shows the trees on the site closest to the camera, with the trees towards the in the backdrop being the trees located on an adjacent site.

Officer Comment

The plan below shows that there are three separate areas of land at this part of Bondgate – the site of this TPO is shown in red and annotated as no. 1, the adjacent site which is subject to a TPO for a group of Sycamore trees, and an individual Lime tree to the rear, is shown edged in purple and annotated as no. 2, and a private garden is shown edged in blue and annotated as no. 3. This plan with the colours showing will be part of the presentation at this evening's meeting.



The first two photos show the trees that are the subject of this TPO.



The following three photos show the trees on this site alongside the group of trees on the adjacent site to the south that are also covered by a separate TPO.





RECOMMENDATION – NO CHANGE TO RECOMMENDATION

**A1 25/01135/PIP Permission in principle for 1 self-build dwelling
with associated garaging**

Land Off Chapel Lane, Osgathorpe

Additional Information

Osgathorpe Parish Council

Osgathorpe Parish Council has requested that the following further information regarding its objection to the following planning application is read to the Planning Committee on its behalf at this evening's meeting:

Osgathorpe Parish Council objects to this application as it is contrary to Development Plan Policies S2 and S3. The planning officer's report highlights this but suggests that the proposed development would provide economic benefits and enable future residents of the property to help maintain local services in the area.

This Parish Council considers this justification to be both overstated and flawed. Firstly the economic benefit argument assumes that trades persons have no other work. As demonstrated by national and local data the construction industry is falling behind the Government's house building targets, not because of a lack of planning permissions but lack of resource.

Secondly, an argument that future occupants of the dwelling would help maintain local services is based on poorly conceived rationale. Taken to its logical conclusion, this rationale suggests that all small settlements in the District need expanding to increase demand for and use of local services. This is contrary to the adopted Local Plan and would set a very dangerous precedent for the Planning Authority.

The Parish Council's final point is that the Planning Inspectorate has only recently refused a similar application for this site. Since there have been no changes in circumstances or Government policy since that decision, then it is very reasonable to believe that this application would also be refused if taken to appeal.

The Parish Council requests that this application be refused.

Officer Comment

Limited positive weighting has been attached by officers to the economic benefits during construction and through additional expenditure spent by future occupants. The principle of whether a location is acceptable for new development is considered in respect of Policies S2 and S3 of the adopted North West Leicestershire Local Plan (2021) along with any other relevant material considerations.

When the appeal was determined in July 2024 there was a shortfall of 19 self and custom-build plots. The position relating to the demand and provision of self and custom-build plots has changed since July 2024 and this is a material consideration to be taken into account in the determination of this application. The updated position in

respect of self and custom-build plots since publication of the committee report is set out below.

Self-Build Update

Pages 28-31 of the report agenda pack sets out the relevant considerations in respect of the shortfall of self and custom-build plots at the time of publication. At the time of writing the report, the unmet demand, or shortfall, was for 48 plots. Since then, further permissions have been granted and therefore an update to the table on page 29 of the reports pack is set out below.

A	B	C	D	E	F
Base Period	Registrations in base period	Plots required to meet demand by end of base period	Permissions granted in base period (dwellings)	Cumulative permissions at end of base period (dwellings)	Oversupply (+) or shortfall (-) (E minus C)
1 April 2016 to 30 October 2016	6	0	1	1	+1
31 October 2016 to 30th October 2017	10	0	1	2	+2
31 October 2017 to 30 October 2018	8	0	2	4	+4
31 October 2018 to 30 October 2019	14	6	30	34	+28
31 October 2019 to 30 October 2020	20	16	0	34	+18
31 October 2020 to 30 October 2021	14	24	0	34	+10
31 October 2021 to 30 October 2022	20	38	0	34	-4
31 October 2022 to 30 October 2023	34	58	3	37	-21
31 October 2023 to 30 October 2024	37	72	17	54	-18
31 October 2024 to 30 October 2025	33	92	32	86	-6
31 October 2025 to 30 October 2026	TBC	146*	17**	103**	-43**

* 126 is the total number of registrations between 1 April 2016 and 30 October 2023. 146 includes an additional 20 registrations which were previously removed from the register which have now been added back in

** As of 26 November 2025

Planning permission or permission in principle for 17 plots (column D) has been granted so far during the new base period that started on 31 October 2025, so cumulative planning permissions have been granted for a total of 103 plots (column E) (86 cumulative permissions at the end of the previous base period and 17 from this base period). (A further two plots have resolutions to permit but as the permissions have not yet been issued, they cannot be added to the supply at present). Therefore, at the current time there is an unmet demand, or shortfall, of 43 plots (Column F). The increase in the shortfall as set out above now represents a significant unmet need.

Therefore, it is acknowledged that this proposal for one dwelling, when taking into account the increased shortfall, would make a contribution to addressing this shortfall and this is a material consideration in the determination of the application to be given moderate weight.

RECOMMENDATION – NO CHANGE TO RECOMMENDATION