

MINUTES of a meeting of the PLANNING Committee held in the Forest Room, Stenson House, London Road, Coalville, LE67 3FN on TUESDAY, 10 February 2026

Present: Councillor R Boam (Chair)

Councillors R L Morris, A Barker (substitute for Councillor C Sewell), D Bigby, R Canny, D Everitt, J Legrys, P Moulton, J G Simmons, M Wyatt (substitute for Councillor R Boam for item A1 and Councillor R L Morris for item A2)

Officers: Mr J Arnold, Ms J Davies, Mr B Dooley, and Mr D Gill

55. APOLOGIES FOR ABSENCE

Apologies were received from Councillor M Burke, Councillor N Smith, and Councillor C Sewell for whom Councillor A Barker was substituting.

56. DECLARATION OF INTERESTS

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

Councillor R Boam declared a registerable interest in item A1, application number 25/00916/PIP, as ward member, and Councillor M Wyatt would be joining the meeting as his substitute for that item. He stated that he would retire to the gallery to speak for item A1 before leaving the Chamber.

Councillor R Morris declared a registerable interest in item A2, application number 25/01465/FUL, as ward member, and Councillor M Wyatt would act as his substitute for that item.

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 25/00916/PIP

Councillors A Barker, D Bigby, R Canny, D Everitt, R Morris, P Moulton, J Simmons.

57. MINUTES

Consideration was given to the minutes of the meeting held on 9 December 2025.

It was moved by Councillor R Canny, seconded by Councillor D Everitt and

RESOLVED THAT:

The minutes of the meeting held on 9 December 2025 be approved and signed by the Chair as an accurate record of proceedings.

58. 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.

Having declared a registerable interest in the next item, Councillor R Boam retired to sit in the public gallery until he was called to speak as ward member. Councillor M Wyatt joined the meeting as his substitute.

Councillor R Morris took the Chair as Deputy.

Chair's initials

59. 25/00916/PIP: PERMISSION IN PRINCIPLE FOR 1 SELF-BUILD DWELLING

Land rear of 71 Main Street, Osgathorpe.

Officer's Recommendation: Permit

The Planning and Development Team Manager presented the report.

James Mattley, speaking as the agent on behalf of David Granger Architectural Design Ltd, addressed the Committee. He expressed support for the application and noted that highway safety was not an issue that could be raised lawfully at the Planning in Principle (PIP) stage of an application. He recommended that the Committee grant the application and noted that opposition to its technical details could be dealt at the next stage of the application in the event it returned to the Committee.

Emma Pearson, speaking as an objector, addressed the Committee. She noted that the development would diminish the open character of the environment and believed that the impact had been understated by officers. It was added that the site was remote from basic amenities and resources.

Councillor R Boam, speaking as the ward member, addressed the Committee. He noted the site was unacceptable with its lack of light and nearby bus stops, that it was outside the limits of development and would harm the character of the environment. It was added that the development does not comply with Policies S2 and S3 of the Local Plan.

After addressing the Committee, Councillor R Boam left the Chamber.

The Planning and Development Team Manager read out a letter from Osgathorpe Parish Council objecting to the development.

During discussion, members noted the application was outside the limits of development, as it was contrary to Policies S2 and S3 in the Local Plan which promote sustainable development, and the location was unsuitable due to a lack of amenities. Possible issues related to flooding were also highlighted which members believed could have occurred beyond the Planning in Principle (PIP) stage of the application.

Members also commented that there was no requirement to take into account the undersupply of self-build properties at this stage.

Several questions of clarity were addressed by the planning officers.

Members were advised that, if the application were approved, the technical details of the application could be considered at a later date if it was brought back to the Committee.

Councillor A Barker moved that the application be approved in accordance with the officer's recommendations. It was seconded by Councillor R Morris.

The Chair put the motion to the vote. A recorded vote being required, the voting was as detailed below.

The motion was LOST.

Councillor D Bigby moved to refuse the application on the grounds that it would conflict with Policies S2 and S3 in the Local Plan and would have a visual impact on the area. It was seconded by Councillor R Canny.

Chair's initials

The Chair put the motion to the vote. A recorded vote being required. The voting was as detailed below.

RESOLVED THAT:

The application be refused on the grounds that it would conflict with Policies S2 and S3 in the Local Plan and would have a visual impact on the area.

Having declared a registerable interest in the next item, Councillor R Morris left the meeting, and Councillor R Boam returned as Chair.

Councillor M Wyatt joined the meeting as a substitute for Councillor R Morris.

Motion to permit the application in accordance with the officer's recommendations. (Motion)	
Councillor Ray Morris	Against
Councillor Dave Bigby	Against
Councillor Rachel Canny	Against
Councillor David Everitt	Against
Councillor John Legrys	Against
Councillor Peter Moulton	For
Councillor Jenny Simmons	Against
Councillor Anthony Barker	For
Councillor Michael Wyatt	Against
Rejected	
Motion to refuse the application on the grounds that it would conflict with Policies S2 and S3 in the Local Plan and would have a visual impact on the area. (Motion)	
Councillor Ray Morris	For
Councillor Dave Bigby	For
Councillor Rachel Canny	For
Councillor David Everitt	For
Councillor John Legrys	For
Councillor Peter Moulton	Abstain
Councillor Jenny Simmons	For
Councillor Anthony Barker	For
Councillor Michael Wyatt	For
Carried	

60. 25/01465/FUL: ERECTION OF A DETACHED BUNGALOW

Land at former Priory Nursery Garden Centre, Ashby Road, Breedon.

Officer's Recommendation: Permit, subject to conditions

The Principal Planning Officer presented the report.

Emily Christie, speaking as the agent on behalf of Cameron Homes Ltd, addressed the Committee. She noted that the design made sufficient and appropriate use of the land and ensured the needs of residents are effectively met. She urged the Committee to approve the application.

Members expressed support for the application.

Chair's initials

Councillor D Bigby moved that the application be approved in accordance with the officer's recommendations. It was 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 approved in accordance with officer's recommendations.

Motion to approve the application in accordance with the officer's recommendations. (Motion)	
Councillor Russell Boam	For
Councillor Dave Bigby	For
Councillor Rachel Canny	For
Councillor David Everitt	For
Councillor John Legrys	For
Councillor Peter Moulton	For
Councillor Jenny Simmons	For
Councillor Anthony Barker	For
Councillor Michael Wyatt	For
Carried	

The meeting commenced at 6:00pm

The Chair closed the meeting at 7:01pm

Chair's signature