

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

Present: Councillor R Boam (Chair)

Councillors R L Morris, D Bigby, R Canny, D Everitt, J Legrys, P Moulton, C A Sewell, J G Simmons, N Smith, and M Wyatt (substitute for Councillor M Burke for items A1 and A3, and Councillor R Boam for item A2)

Officers: Ms J Davies, Mr B Dooley, Mr C Elston, Mr J Knightley and Mr L Marshall

61. APOLOGIES FOR ABSENCE

Apologies were received from Councillor M Burke for whom Councillor M Wyatt was substituting for item A1 and item A2 of the agenda.

62. DECLARATION OF INTERESTS

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

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 23/00883/FULM

Councillors D Bigby, R Canny, J Legrys

Item A2, application number 25/01411/REMM

Councillor D Bigby

Item A3, application number 25/01392/FUL

Councillors D Bigby, J Legrys

Councillor R Boam declared a registerable interest in item A2 of the agenda, application number 25/01411/REMM, as ward member, and stated that he would be leaving the meeting prior to this item, and Councillor R Morris was to take the Chair in his absence as Deputy.

Councillor R Canny declared an interest in item A1 of the agenda, application number 23/00883/FULM, as she had participated in parish council discussions concerning the matter, but she had come to the meeting with an open mind.

63. MINUTES

Consideration was given to the minutes of the meetings held on 21 January 2026 and 10 February 2026.

A member commented that the following line was inaccurate in the minutes of the meeting that took place on 10 February 2026, and needed to be adjusted:

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

It was moved by Councillor J Legrys, seconded by Councillor P Moulton and

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RESOLVED THAT:

The minutes of the meetings held on 21 January 2026 and 10 February 2026 be approved and signed by the Chair as an accurate record of proceedings, pending the alteration to the line noted above.

64. 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.

Before moving on to the applications, the Chair stated that, to limit the disruption caused by the need to change the Chair, it had been agreed that the applications would be dealt with in the following order: A1, A3 and then A2.

65. 23/00883/FULM - ERECTION OF 35 B8 UNITS TOGETHER WITH ASSOCIATED ACCESS, PARKING AND SERVICING AREAS

Land North of Hilltop Farm, Hill Top, Castle Donington.

Officer's recommendation: Permit, subject to Section 106 obligations, and subject to conditions.

The Principal Planning Officer presented the report.

Mark Rogers, speaking as a parish councillor on behalf of Castle Donington Parish Council, addressed the Committee. He doubted whether there was an immediate need for the development and stated that there were alternative suitable sites within a reasonable distance of the area. It was also commented that, if approved, the development would have resulted in traffic increasing, as well as the risk to life and anti-social behaviour. He urged the Committee to refuse the application and added that, if it be approved, conditions should be considered which related to storage consent, no full-time working, limited parking, and CCTV monitoring.

Jon Imber, speaking as the agent on behalf of JMI Planning Ltd, addressed the Committee. He commented that, while HGV traffic was a concern, it was more likely that the units would have been visited by vans rather than serviced by HGVs. It was noted that there would have been a barrier at the site entrance to prevent out-of-hours access and anti-social behaviour, and there would have also been a Traffic Regulation Order (TRO) in place which would have advised HGVs to turn around.

Councillor A Morley, speaking as the ward member, addressed the Committee. She stated that the application was outside the limits of development and detracted from the character of the nearby green fields. She commented that it was a speculative development, doubting the immediate demand claimed by the applicant, and declared that the development would have exacerbated issues with congestion and anti-social behaviour if approved.

Members had a discussion during which many questions of clarity were addressed by the planning officers. Members doubted there was an immediate demand for the development, commenting that there were already sufficient warehouses in Castle Donington and that many of the existing units were empty and unused. It was added that it was outside the limits of development, and that the car storage was not appropriate for the small units that were proposed.

Members questioned what the Planning Inspectorate would have thought of the views they expressed during the meeting. The Legal Advisor responded that there had been

Chair's initials

occasions where evidence provided by the Highways Authority had been preferred to local knowledge comments made by the Committee.

Concerns were also raised about the impact the use of the units would have had on nearby residents, and members doubted the potential the development had to create new job opportunities.

It was moved by Councillor R Canny, seconded by Councillor R Morris and

RESOLVED THAT:

The application be refused on the grounds that there was no immediate need or demand for the development, that it would have had a negative impact on residential amenity (such as noise and disturbance), and that it conflicted with policies S3, Ec2 and D2 of the Local Plan.

Motion to refuse the application on the grounds that there was no immediate need or demand for the development, that it would have had a negative impact on residential amenity (such as noise and disturbance), and that it conflicted with policies S3, Ec2 and D2 of the Local Plan (Motion)	
Councillor Russell Boam	For
Councillor Ray Morris	For
Councillor Dave Bigby	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
Carried	

66. 25/01392/FUL - CHANGE OF USE AND CONVERSION OF FORMER RESIDENTIAL CARE HOME TO FORM THREE NO. SEPARATE DWELLING UNITS TO INCLUDE TWO NO. HOUSES IN MULTIPLE OCCUPANCY (HMO) (USE CLASS SUI GENESIS) WITH SINGLE STOREY SIDE EXTENSION AND ASSOCIATED WORKS

Lyndhurst Lodge, 87 Burton Road, Ashby-de-la-Zouch

Officer's recommendation: Permit, subject to conditions.

The Principal Planning Officer presented the report.

Gareth Davies, speaking as an objector, addressed the Committee. He stated that the development would have added to existing congestion issues, and concerns were raised over the use of parking spaces which could have become problematic. He urged the Committee to refuse the application.

The Planning and Development Team Manager read out a statement from the ward member, Councillor E Parle, as part of which it was noted that the number of parking spaces was insufficient and would have added to existing congestion. It was added that there was a lack of efficient storage.

During discussion, the planning officers addressed several questions of clarity from members. Members expressed support for the application but mentioned that there was room for improvement in terms of parking arrangements and bin storage.

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The Legal Advisor noted that 24-hour site management from the owner was unrealistic. He also explained that, under Section 215 of the Town and Country Planning Act - Untidy Land Notice - the Council could have served a notice if the site became untidy.

The Principal Planning Officer suggested members could have considered including a management plan as part of their decision which outlined precise details of how the site should have been managed. He added that the plan would have covered the shared communal areas including the vegetation, maintenance and general upkeep that was to be expected of the landlord. The Legal Advisor also noted that a contact number could have been included in the event an agent is offsite.

Members questioned whether the practical solution to the bins was viable and suggested the bin storage issues could have been addressed as part of the management plan.

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

RESOLVED THAT:

The application be approved in accordance with the officer's recommendations with the addition of a condition to secure a management plan for the operation of the dwelling units and site.

As Councillor R Boam had declared an interest in item A3 of the agenda, he left the meeting. Councillor R Morris took the chair as Deputy. Councillor M Wyatt substituted for Councillor R Boam.

The meeting adjourned at 7:47pm.

The meeting reconvened at 7:52pm.

Motion to approve the application in accordance with the officer's recommendations with the addition of a condition to secure a management plan for the operation of the dwelling units and site (Motion)	
Councillor Russell Boam	For
Councillor Ray Morris	For
Councillor Dave Bigby	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
Carried	

- 67. 25/01411/REMM - RESERVED MATTERS APPROVAL (INTERNAL ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE) (HYBRID PLANNING PERMISSION 19/00652/FULM) FOR THE ERECTION OF A 70,000 SQUARE METRE B8 DISTRIBUTION UNIT WITH ANCILLARY OFFICES (E(G)(I)) (FORMERLY USE CLASS B1 (A)), SERVICE YARDS AND HGV PARKING, FUEL AND WASH FACILITIES, VEHICULAR AND CYCLE PARKING, GATEHOUSE(S) AND SECURITY FACILITIES, PLANT, HARD AND SOFT LANDSCAPING INCLUDING BOUNDARY TREATMENTS AND RETAINING WALLS, PEDESTRIAN AND CYCLING INFRASTRUCTURE, INTERNAL ROADS, AND FOUL AND SURFACE WATER DRAINAGE INFRASTRUCTURE**

Former Lounge Disposal Point, Ashby Road, Coleorton.

Officer's recommendation: Permit, subject to conditions.

The Principal Planning Officer presented the report.

Gwyn Stubbings, speaking as the applicant, addressed the Committee. He mentioned that the development had previously been considered at different stages in 2012 and 2021, and that, since hybrid planning permission had been granted as part of the latter application, they had made several improvements to the site which included diverting a brook and planting over 3,000 trees. He urged the Committee to approve the application.

A discussion was had during which members noted there had been a lack of progress that had taken place on the site since it was last considered by the Committee. It was highlighted that, while the application complied with all the provisions that had been agreed previously, there was a significant need for access improvements. It was asked whether a note could have been included as part of the conditions which ensured that money would be spent on improving the cycling route from Ashby.

Members were advised that this was the responsibility of Leicestershire County Council who had confirmed the money was to be spent on improvement plans to get the road network completed. The Head of Planning and Infrastructure advised that Leicestershire County Council would be made aware of the need for cycling improvements.

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

RESOLVED THAT:

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

Motion to approve the application in accordance with the officer's recommendations (Motion)	
Councillor Ray Morris	For
Councillor Dave Bigby	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
Carried	

Chair's initials

Councillor R Boam left the meeting at 7:47pm.

The meeting commenced at 6:00pm.

The Chair closed the meeting at 8:17pm.