

MINUTES of a meeting of the PLANNING Committee held in the Stenson House, London Road, Coalville, LE67 3FN on TUESDAY, 9 June 2026

Present: Councillor R Boam (Chair)

Councillors R L Morris, M Burke, R Canny, D Everitt, J Legrys, P Moulton, C A Sewell, J G Simmons, D Cooper (Substitute for Councillor D Bigby) and K Horn (Substitute for Councillor N Smith)

In Attendance: Councillor R Sutton

Officers: Mr J Arnold, Mr S Ball, Ms J Davies, Mr B Dooley, Mr C Elston, Ms L Forman and Ms S Hullott

1. APOLOGIES FOR ABSENCE

Apologies were received from Councillor D Bigby and N Smith.

2. DECLARATION OF INTERESTS

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

Councillor R Boam declared a registerable interest in item A2, application number 26/004422/FUL as ward member. He stated that he would be leaving the meeting prior to this item, and that Councillor R Morris would be taking the chair as Deputy.

3. MINUTES

Consideration was given to the minutes of the meeting held on 6 May 2026.

It was moved by Councillor M Burke, seconded by Councillor R Canny and

RESOLVED THAT:

The minutes of the meeting held on 6 May 2026 be approved and signed by the Chair as an accurate record of the proceedings.

4. PLANNING ENFORCEMENT MONITORING UPDATE

The Planning and Development Team Manager presented the report.

Members questioned whether the planning team had sufficient resources to deal with all complaint cases. The Head of Planning and Infrastructure commented that they had the level of resources required to deal with the current number of complaints, but they were in the process of looking at providing additional resources so that the more complex cases could be dealt with.

As the recommendation was to note the report, the Chair thanked members for their contributions.

5. 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

6. 25/01116/FUL: CHANGE OF USE FROM RESIDENTIAL CLASS C3 TO SMALL HOUSE IN MULTIPLE OCCUPATION HMO CLASS C4 INCLUDING GROUND FLOOR AND FIRST FLOOR EXTENSIONS.

2 Roberts Close, Kegworth

Officer's recommendation: Permit, subject to conditions.

The Senior Planning Officer presented the report.

Councillor R Sutton, speaking as the ward member, addressed the Committee. He stated that there were already several Houses in Multiple Occupation (HMOs) in close proximity to the development, and that, as a result, there were issues with access, narrow roads and congestion. He reminded the Committee of the requirements of the National Planning Policy Framework (NPPF) which stated that planning decisions must be made to support healthy, inclusive and safe communities, and urged them to refuse the application.

During discussion, members stated that the development would have impacted residential amenity. While it was noted that the proposed HMOs were intended for students or young professionals, members commented that universities near to the development had made many cuts to the courses they offered, and the need for more HMOs in the area was therefore questioned.

Members also considered the protection that could have been offered by the emerging draft Local Plan that included a new policy which placed restrictions on the concentration of HMOs in Kegworth. Members were advised that, as the Local Plan was currently a draft and was yet to go through Regulation 19 consultation and then examination by an Inspector, there was little weight that could have been afforded to it at this stage.

The Legal Advisor added that it would have been difficult to have refused the application on planning grounds due to the lack of objections raised by the responsible authorities, and stated that a refusal based on the concentration of HMOs in the area would have been vulnerable at appeal stage as it risked relying on the emerging Local Plan as opposed to the one that was currently adopted.

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

RESOLVED THAT:

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

Having declared an interest in the next item on the agenda, Councillor R Boam left the meeting, and Councillor R Morris took the chair as Deputy.

Chair's initials

Motion to approve the application in accordance with the officer's recommendations. (Motion)	
Councillor Russell Boam	For
Councillor Ray Morris	For
Councillor Morgan Burke	For
Councillor Rachel Canny	Against
Councillor David Everitt	For
Councillor John Legrys	For
Councillor Peter Moulton	For
Councillor Carol Sewell	Against
Councillor Jenny Simmons	For
Councillor Doug Cooper	For
Councillor Kenny Horn	For
Carried	

7. 26/004422/FUL: ERECTION OF FIRST FLOOR FRONT EXTENSION, SINGLE STOREY SIDE AND REAR EXTENSION, SINGLE STOREY LINK EXTENSION, NEW FRONT PORCH, CONVERSION OF EXISTING GARAGE TO ANCILLARY ACCOMMODATION, NEW DETACHED GARAGE, NEW DETACHED OUTBUILDING AND REPLACEMENT GATES AND PIERS

38A Main Street, Swannington

Officer's recommendation: Permit, subject to conditions.

The Senior Planning Officer presented the report.

Steve Burd, speaking on behalf of Swannington Parish Council, addressed the Committee. He commented that the development would have resulted in land becoming overdeveloped, and concerns were raised about a view that could have been spoilt by the extension of the garage roof. He added that the proposal was contrary to the guidance provided in the Council's Good Design Guide, and urged the Committee to refuse the application.

A discussion was had during which members asked several questions of clarity which were addressed by the Planning Officers. Members expressed support for the application, commenting that they could not identify any planning issues, and noted that the right of a view was not always guaranteed. It was also mentioned that the development would have fit in well with the existing street scene.

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

RESOLVED THAT:

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

Chair's initials

Motion to approve the application in accordance with the officer's recommendations. (Motion)	
Councillor Ray Morris	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 Doug Cooper	For
Councillor Kenny Horn	For
Carried	

The meeting commenced at 6:00pm.

The Chair closed the meeting at 7:00pm.

Chair's signature