

UPDATE SHEET

PLANNING COMMITTEE – 14 April 2026

**To be read in conjunction with the
Head of Planning and Infrastructure's Report**

- (a) Additional information received after the publication of the main reports;**
- (b) Amendments to Conditions;**
- (c) Changes to Recommendations**

A1 25/01591/PIP Permission in Principle for the erection of five self-build dwellings

Land at the rear of The Brambles, Lower Moor Road
Coleorton, Coalville, Leicestershire, LE67 8FJ

Additional Information

1) Communications Sent to Members

Since publication of the committee report, Members of the Planning Committee have been sent a communication on behalf the applicant and a communication from one of the objectors.

2) Additional comments received from local residents / third parties

Since publication of the Committee Report, an additional nine comments have been received in support of the application. The comments are summarised below:

1. Opportunities for self-build homes is crucial for the local community who have a connection to the village and want the opportunity to build their own home.
2. The development will provide high quality housing in line with the governments focus on increasing self-build options.
3. Suitable land to build your own home rarely becomes available in Coleorton.
4. The village is sustainable and a number of other plots outside of the settlement limits of Coleorton have been approved
5. The village is well connected by walking and cycling routes as well as bus routes.
6. There is unmet demand for self-build/custom build plots
7. There are no objections raised by the Local Highway Authority
8. The proposals are sensitive and in keeping with the village
9. Members are able to support proposals where there is conflict with policy as they have done with other self-build applications which are located further from the Limits to Development.
10. There is a lack of significant or demonstrable harm
11. The proposal would deliver local social and economic benefits
12. The proposal overcomes previous heritage concerns

Officer response:

The comments submitted do not raise any matters that have not already been raised or considered within the committee report pack.

Matters Arising from the Committee Technical Briefing

At the Committee Technical Briefing, various questions / queries were raised by Members based on the contents of the Committee Report. Such questions / queries, as well as the responses provided by the applicant and statutory consultee (where applicable), are as follows:

- 1) *Members have requested to understand if the Draft Local Plan Regulation 18 consultation took place prior to or after the previous appeal decision relating to a proposal of five dwellings on the wider site (appeal referenced on page 26 of the committee report pack) whereby the Inspector determined that the site location was accessible having regard for Policy S3(vi).*

Officer response:

Coleorton is currently proposed to be defined as a “Local Needs Village” within the Draft Local Plan whereby development will be restricted to that which meets a local need in accordance with draft Policy S3. As set out in the committee report, the draft Local Plan currently attracts only limited weight. The area of Coleorton adjacent to the application site is currently defined as Sustainable Village. It is therefore acknowledged that there is a degree of tension between the status of Coleorton between the current and proposed local plan. However, in line with paragraph 49 of the NPPF, at the current time, the current local plan takes precedence over the draft local plan.

Furthermore, the appeal in relation to application 23/01272/OUT was determined on 24 March 2025. Consultation on the Regulation 18 draft version of the new Local Plan took place between 5 February and 17 March 2024. The appeal decision therefore post-dates the Regulation 18 version of the Local Plan. It is therefore considered that the appeal Inspector’s conclusions that there was “no conflict” with Policy S3(vi) is a material consideration of significant weight in the determination of the application.

- 2) *Members requested to be informed of the most up to date position on the number of self-build permissions and the shortfall of self-build plots*

Page 29 of the committee report pack confirms that the shortfall of self-build plots when assessed against the need determined by the self-build register is 33 plots. As set out in the report, this is considered to be a significant unmet need which is to be considered in the planning balance. There has been no change to the number of plots permitted since the publication of the committee report.

Other Matters

Since the publication of the committee report, it has been brought to the attention of officers that the bus stops along Loughborough Road at “The Moor” and The George” are not served by the no. 29 Arrive service on Sundays. Therefore, the assessment of available public transport as set on page 26 of the report pack should be amended to reflect that the site is served by sustainable public transport on Monday-Saturday only. This would not change officers’ assessment or conclusions of the application and it is considered that the proposal would not conflict with Policy S3(vi) as a result of this change.

Page 26 of the report pack also makes reference to “the Cycle Infrastructure Design Local Transport Note (2/08) states that: “Around 60 percent of car trips are typically under 5 miles”. Coalville, Ashby, Shepshed, Castle Donington and the edge of Loughborough are all within 5 miles of the Site and that they would be within easy cycling distance, especially on an electric bike”. It should be noted that the above assessment was made by the Inspector in the above referenced appeal case on the wider site. The centres of Coalville and Ashby within five miles of the appeal site, as is the edge of Shepshed, whereas the edges of Castle Donington and Loughborough are over five miles away. Notwithstanding this, Officers are satisfied that

cycling continues to provide a feasible alternative to the use of the private car in order to reach the two nearest higher order settlements (Coalville and Ashby).

Since the publication of the committee report, officers have noted that one NPPF paragraph number within the first paragraph of the “Impact on Heritage Assets” section of the report do not reflect the most up to date version of the December 2024 NPPF. For completeness, an update to this paragraph of the report is contained below.

Paragraph 202 of the NPPF states that heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance and Paragraph 203 states in determining planning applications, local authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

RECOMMENDATION – NO CHANGE TO RECOMMENDATION

A2

25/01097/FUL

Erection of a single storey detached dwelling

Land to the rear of 46 Garfield Road, Hugglescote

Additional Information

Leicestershire Fire and Rescue Service has been consulted on the application and a response has not been received.

Matters Arising from the Planning Committee Technical Briefing

The layout plan below was requested to be added to the officer report.



RECOMMENDATION – NO CHANGE TO RECOMMENDATION

A3 26/00004/FUL Change of use from dwellinghouse (C3) to children's care home (C2) for up to three young people

81 Main Street, Thringstone, LE67 8ND

Additional Information

Applicant Request

The applicant has requested that the condition in respect of staffing be updated to allow a maximum of four staff to be present on site at any given time.

The application has been assessed on the basis of there being no more than three staff on site at any one time (other than at handover periods). The applicant has subsequently advised that the application should be considered on the basis of there being no more than three staff on site at any one time (other than at handovers).

Cumulative Impacts

Further comment was also requested from the County Highway Authority and the Council's Environmental Protection team in relation to the cumulative impact on the local area of the current proposal alongside the two previously approved children's care homes approved at 73 and 75 Main Street, Thringstone.

County Highway Authority Response:

It should be noted that officers from the Local Highway Authority (LHA) conducted a site visit on 7th April 2026.

The LHA would advise that applications should be determined on their own merits however, mindful of the LPA's request and the neighbour comments on on-street parking, the LHA provides the following, additional commentary.

The LHA note that post-development the proposed children's home will have 3 full-time staff (2 support staff and a manager) with the staff operating on 12-hour shift patterns (10:00-22:00) and the manager on site between 09:00 and 17:00 with 3 young people accommodated by the site. Given that the children's home would operate akin to a dwelling, the proposed development would not result in a significant, if any, increase in two-way trips to the site and therefore it could not be demonstrated that the development will result in a 'severe' impact on the highway network.

The LHA advise that for this planning application, a total of four parking spaces are to be provided. This parking quantum accords with local parking standards contained within Table 29(b) of the Leicestershire Highway Design Guide (LHDG). In providing a parking quantum in accordance with local design guidance and above the proposed staff levels, the LHA are confident that the development will be 'self-contained' and therefore no parking will overspill on to the highway network.

The LHA further note that the spaces provided measure 2.4 x 5.5m in accordance with Figure 44 of the LHDG. Whilst commentary regarding a hedge on the boundary and a mature tree is noted, it is considered that this is an internal maintenance matter and the Applicant will likely curtail vegetation to enable the adjacent parking space to be utilised. The LHA therefore consider that all proposed parking spaces can be utilised appropriately.

Whilst the LHA did not witness any instances of inconsiderate off-street parking during their site visit on the 7th April 2026, the LHA do acknowledge the photos that the neighbour has submitted of certain instances. However, it would not be reasonable, or directly-related for this site to attempt to mitigate these issues as it would not meet the Community Infrastructure Levy (CIL) tests for a planning obligation nor for a planning condition as set out in the National Planning Policy Framework given that this site provides suitable parking in terms of quantum and design to be self-contained.

Furthermore, incidences of inconsiderate parking are a matter for the police to enforce upon and should not be considered within the planning arena.

Based on the above, the LHA reaffirms that it stands by its previous observation and recommended conditions.

Environmental Protection Response:

The Environmental Protection Team have received no complaints regarding No. 75 Main Street, Thringstone since the application for change of use to a children's care home (and has nothing on file for No. 73).

Having reviewed the letter from the resident their concerns relate to noise caused by staff vehicle movements. There is no foreseeable reason why the staff using their cars to arrive at the premises would constitute a statutory nuisance. Examples of a statutory nuisance caused by a vehicle in the street may be if the car was playing loud music frequently which was intrusive. Normal use of a vehicle would not constitute a statutory nuisance.

The matters raised would not provide cause to alter the 'no observations' comment previously submitted in relation to this planning application.

Matters Arising from the Planning Committee Technical Briefing

Parking Arrangements

Details of the parking arrangements for the two children's care homes at Nos. 73 and 75 Main Street was requested. Details are provided below of the two planning permissions along with the number of parking spaces required under each permission:

20/01401/FUL - Change of use from residential dwelling (Use Class C3) to children's care home (Use Class C2) - 75 Main Street Thringstone Coalville Leicestershire LE67 8ND. Permitted in January 2021. – Four on-site parking spaces

24/00683/FUL - Change of use to a children's residential home (Class C2) - 73 Main Street Thringstone Coalville Leicestershire LE67 8ND. Permitted in August 2024. – Two on-site parking spaces

The current application for No. 81 proposes four on-site parking spaces.

RECOMMENDATION – NO CHANGE TO RECOMMENDATION