

MINUTES of a meeting of the PLANNING Committee held in the Forest Room, Stenson House, London Road, Coalville, LE67 3FN on WEDNESDAY, 6 May 2026

Present: Councillor R Boam (Chair)

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

In Attendance: Councillor R Johnson

Officers: Mr B Dooley, Mr D Gill, Mr C Elston and Mr L Marshall

75. APOLOGIES FOR ABSENCE

Apologies were received from Councillor Bigby and Councillor Burke.

76. 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 26/00349/PIP

Councillor D Cooper.

Councillor N Smith declared a registerable interest in item A1 of the agenda, application number 26/00349/PIP, as ward member. He stated that Councillor A Woodman would join as his substitute, and that he would retire to the public gallery before speaking as the ward member for this item. He would then leave the Chamber and return for item A2 of the agenda, application number 26/00323/PIP.

Councillor R Boam declared a registerable interest in item A2 of the agenda, application number 26/00323/PIP, as ward member. He stated that he would be leaving the meeting before this item, and that Councillor R Morris would take the chair as Deputy in his absence. He added that Councillor A Woodman would act as his substitute for this item.

77. MINUTES

Consideration was given to the minutes of the meeting held on 14 April 2026.

It was moved by Councillor J Legrys, seconded by Councillor J Simmons and

RESOLVED THAT:

The minutes of the meeting held on 14 April 2026 be approved and signed by the Chair as an accurate record of the proceedings.

78. 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.

Prior to the next item, Councillor N Smith retired to the public gallery and Councillor A Woodman joined the meeting as his substitute.

Chair's initials

79. 26/00349/PIP: PERMISSION IN PRINCIPLE FOR THE ERECTION OF TWO SELF-BUILD DWELLINGS

Land Adjacent to 49 Church Lane, Ravenstone.

Officer's recommendation: Permit

The Principal Planning Officer presented the report.

Andrew Large, speaking as the agent, addressed the Committee. He mentioned that the site was currently a small paddock and, while he understood the concerns raised by residents, he stated that the land was not designated for public use, and so would have had minimal impact on nearby residents. He urged the Committee to approve the application.

Councillor N Smith, speaking as the ward member, addressed the Committee. He stated that he had no intentions of speaking against the application but raised concerns about the congestion that was present on the A447 and which related to the top of Church Lane and the junction at Wash Lane. He questioned whether traffic lights or a roundabout could have been implemented to have eased these issues and have them raised with Leicestershire County Council's Highways department.

In response to the concerns raised, the Principal Planning Officer expressed uncertainty as to whether the vehicular movements generated by the proposed development would have been greater than those currently caused by an existing use which operated on the site. Members were advised, however, that these issues would be considered at a technical details consent stage of an application.

As part of a discussion, members expressed support for the application and asked several questions of clarity which were addressed by the planning officers. Members commented that they could not see any issues with the application except for those raised by the ward member. It was suggested that the number of dwellings should have been limited to two as applied for.

Members asked whether a note could have been provided to the applicant which involved considering trying to improve the junction at Wash Lane and Church Lane. The Principal Planning Officer advised members that a note could be included but added that the applicant could not have been bound to any expectations at this stage.

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.

As Councillor R Boam had declared a registerable interest in the next item on the agenda as ward member, he left the meeting. Councillor R Morris took the chair as Deputy, and Councillor N Smith returned to the meeting. It was stated that Councillor A Woodman would act as a substitute for Councillor R Boam.

Motion to approve the application in accordance with the officer's recommendations. (Motion)	
Councillor Russell Boam	For
Councillor Ray Morris	For
Councillor Rachel Canny	For
Councillor David Everitt	For
Councillor John Legrys	For
Councillor Peter Moul	For
Councillor Carol Sewell	For
Councillor Jenny Simmons	For
Councillor Doug Cooper	For
Councillor Michael Wyatt	For
Councillor Andrew Woodman	For
Carried	

80. 26/00323/PIP: PERMISSION IN PRINCIPLE FOR THE ERECTION OF A SINGLE SELF-BUILD DWELLING

Land to the East of 56 Loughborough Road, Coleorton.

Officer's recommendation: Permit.

The Principal Planning Officer presented the report.

Andrew Large, speaking as the agent, addressed the Committee. He stated that the development would not result in the loss of open, underdeveloped land, and that there was a bus stop within walking distance of the site. He urged the Committee to support the application.

During discussion, a member asked how the application would have been considered had it not been a self-build or a Permission in Principle (PIP) application. The Principal Planning Officer and Head of Planning and Infrastructure replied that applications such as this were weighted differently because there was an unmet need. Furthermore, members were advised that the National Planning Policy Framework (NPPF) promoted sustainable development if the harm did not outweigh the benefits.

Members referenced the importance of maintaining the rural character of Coleorton but also commented on the existing ribbon development along the same road. It was noted how the proposed development was not out of context with this environment.

It was moved by Councillor J Legrys, 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 Rachel Canny	For
Councillor David Everitt	Against
Councillor John Legrys	For
Councillor Peter Moul	For
Councillor Carol Sewell	Against
Councillor Jenny Simmons	For
Councillor Nigel Smith	Against
Councillor Doug Cooper	For
Councillor Michael Wyatt	For
Councillor Andrew Woodman	For
Carried	

The meeting commenced at 6:00pm

The Chair closed the meeting at 6:56pm

Chair's signature