

**PLANS COMMITTEE  
20TH OCTOBER 2022**

PRESENT: The Chair (Councillor Fryer)  
The Vice Chair (Councillor Bentley)  
Councillors Campsall, Capleton, Charles, A. Gray,  
Grimley, Hamilton, Lowe, Ranson, Savage and  
Snartt

Locum Solicitor  
Head of Planning and Growth  
Team Leader - Strategic Development  
Principal Planning Officer (LW)  
Principal Planning Officer (MA)  
Senior Planning Officer  
Democratic Services Officer (EB)  
Democratic Services Officer (LS)

APOLOGIES: Councillors Forrest and Gerrard

The Chair stated that the meeting would be recorded and the sound recording subsequently made available via the Council's website. She also advised that, under the Openness of Local Government Bodies Regulations 2014, other people may film, record, tweet or blog from this meeting, and the use of any such images or sound recordings was not under the Council's control.

5. MINUTES OF PREVIOUS MEETING

The minutes of the meeting held on 22<sup>nd</sup> September 2022 were confirmed as a correct record and signed.

6. QUESTIONS UNDER COMMITTEE PROCEDURE 12.8

Mr M. Hunt – Garendon Development

1. Could the Leader confirm that the Estate Plan required under permit P/14/1833/2 has been completed and approved by the authority?  
If so, where can it be accessed and, if not, when is it likely to be finally presented to the Head of Planning for approval?
2. Does the Estate Plan include a fully costed financial and resources plan?
3. Has a Management Company been identified?
4. What are the anticipated annual charges to the Management Company, and will the full charge be levied before community facilities, including the listed Park, have been provided?
5. Has the Authority negotiated any relaxation on the S106 Agreement or conditioning of the Estate Plan?

6. Will the charge be a flat rate across the development site or somehow related to the size of residential property concerned?
7. Has the area of public access to Garendon Park been finally determined?
8. Have the points of access, including footpaths and bridleways and cycle ways, between Loughborough and the Development site been confirmed and if so where are these access points?
9. Some names of streets have appeared on online media, could the leader provide a full list of street and footpath names to be allocated by the authority at this time?
10. Is the authority requiring or expecting the developer to propose a contribution to public art on the site and if so how is this to be arranged?

County Councillor Hunt was not in attendance at the meeting to ask any supplementary questions as he had indicated he was satisfied with the response to the question which was published on 19<sup>th</sup> October 2022.

[\(Public Pack\)AGENDA SUPPLEMENT – QUESTION UNDER COMMITTEE PROCEDURE 12.8 Agenda Supplement for Plans Committee, 20/10/2022 17:00 \(moderngov.co.uk\)](#)

## 7. DISCLOSURES OF PECUNIARY INTERESTS, AND OTHER REGISTRABLE AND NON-REGISTRABLE INTERESTS

The following disclosures were made:

- (i) by Councillor Grimley with regard to application P/21/1446/2 – he had expressed concerns about the application at the previous meeting of the Plans Committee, however he came to the meeting with an open mind.
- (ii) by Councillor Grimley with regard to application P/22/0694/2 – he had previously worked with Everard’s Brewery, however he had not discussed the application with anyone and approached the application with an open mind.

## 8. PLANNING APPLICATIONS

Reports of the Head of Planning and Regeneration, setting out applications for planning permission, were submitted (items 1 to 5 in the appendix to the agenda filed with these minutes). Additional Items reports in respect of applications P/21/1446/2, P/21/2131/2, and P/21/0967/2 were also submitted (also filed with these minutes).

Vice-Chair Councillor Bentley chaired the consideration of applications P/21/1446/2 and P/21/2131/2.

The Committee was advised that there had been a late request to speak in respect of application by Tim Coleby on P/21/2131/2 and Tristan John and Tony O'Dowd on P/22/0694/2. The Committee was asked if they were happy to allow Tim Coleby, Tristan John and Tony O'Dowd speak on behalf of the item and there were no objections to allowing Tim Coleby, Tristan John and Tony O'Dowd to speak.

In accordance with the procedure for public speaking at meetings, the following objector, applicants or their representatives and representative of a Parish Council attended the meeting and expressed their views:

- (i) Joe Bennett (agent) and Penelope Weston-Webb (on behalf of Cossington Parish Council) in respect of application P/21/1446/2;
- (ii) George Waistell (objector) and Tim Coleby (agent) in respect of application P/21/2131/2;
- (iii) Ian Smith (objector) and Karen Brightman (Agent) in respect of application P/22/0967/2.
- (iv) Robert Shields (on behalf of Burton on the Wolds, Cotes & Prestwold Parish Council) in respect of application P/22/0423/2.
- (v) Tony O'Dowd (objector) and Tristan John (applicant) in respect of application P/22/0694/2.

In accordance with the procedure for Borough Councillors speaking at Plans Committee meetings, the following Councillors attended the meeting and expressed their views:

- (i) Councillor Poland in respect of application P/21/1446/2;
- (ii) Councillor Shepherd in respect of applications P/22/0967/2 and P/22/0694/2;

In respect of application P/21/2131/2 a statement from Councillor Paling was read out by the Chair.

## **RESOLVED**

1. that, in respect of application P/21/1446/2 (Spitfire Homes, 102 Main Street, Cossington, Leicestershire) planning permission be granted subject to the conditions, reasons and advice notes set out in the report of the Head of Planning and Growth and the completion of a Section 106 Agreement.
2. that, in respect of application P/21/2131/2 (Barwood Development Securities Ltd, Peashill Farm, Ratcliffe Road, Sileby LE12 7QB) planning permission be granted subject to the conditions, reasons and advice notes set out in the report of the Head of Planning and Growth and the completion of a Section 106 Agreement, and the amendments to both the content of the Section 106 agreement and conditions set out in the Extras Report.
3. that, in respect of application P/22/0967/2 (Mr Gavin Smith, Land to the rear of 88 - 90 Chaveney Road, Quorn, Leicestershire, LE12 8AD), planning permission be granted subject to the conditions, reasons and advice notes set

out in the report of the Head of Planning and Growth, and the amendments to conditions set out in the Extras Report.

4. that, in respect of P/22/0423/2 (Everard's Brewery Ltd. Greyhound Inn, Melton Road, Burton On The Wolds, Leicestershire) planning permission be granted subject to the conditions, reasons and advice notes set out in the report of the Head of Planning and Growth and additional conditions as follows:

No development shall take place until the applicant or developer has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and agreed in writing by the local planning authority, and no development shall take place except in accordance with the approved details.

REASON: To ensure that any features of archaeological interest are protected or recorded.

No development, including site works, shall begin until a landscaping scheme for the site as a whole, including the public house car park edged blue on the submitted Site Plan, to include those details specified below, has been submitted to and agreed in writing by the local planning authority:

- i) the treatment proposed for all ground surfaces, including hard areas;
- ii) full details of tree planting;
- iii) planting schedules, noting the species, sizes, numbers and densities of plants;
- iv) finished levels or contours;
- v) any structures to be erected or constructed;
- vi) functional services above and below ground; and
- vii) all existing trees, hedges and other landscape features, indicating clearly those to be removed.

REASON: To make sure that a satisfactory landscaping scheme for the development is agreed.

The car park and housing landscaping scheme shall be completed, in accordance with the details agreed under the terms of the above condition, in the first planting and seeding seasons following the implementation of the revised car park layout and first occupation of any dwelling respectively, or in accordance with a programme previously agreed in writing by the local planning authority. Any trees or plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by trees or plants of a size and species similar to those originally required to be planted.

REASON: To make sure that the appearance of the completed development is satisfactory and to help assimilate the development into its surroundings.

No development including site clearance or levelling works shall take place until a construction method statement has been submitted to and approved in writing by the Local Planning Authority. This statement shall include the following:

- construction parking facilities
- details of deliveries and storage of construction materials
- hours of construction and building works/operations

The development shall only be carried out in accordance with these details, unless otherwise agreed in writing.

REASON: To minimise the impact of the construction period on the amenity of adjacent residents and to ensure highway safety. This information needs to be submitted prior to commencement of the development as it relates to the construction work itself.

5. that, in respect of P/22/0694/2 (Mr Tristan John, 28/30 High Street, Quorn, Leicestershire, LE12 8DT) planning permission be refused on the grounds of concerns over highway safety set out on page 151 of the report of the Head of Planning and Growth, i.e:

In the opinion of the Local Planning Authority, the residual cumulative impacts of the development would be severe in accordance with the National Planning Policy Framework (2021), because the proposals would result in on-street parking in a location where parking is restricted, which would be detrimental to highway safety and hence contrary to paragraphs 110 and 111 of the National Planning Policy Framework (2021).

## 9. LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS

A list of applications determined under powers delegated to officers for the period from 9th August 2022 to 10th October 2022 was submitted (item 6 on the agenda filed with these minutes).

### NOTES:

1. No reference may be made to these minutes at the next meeting of Full Council unless notice to that effect is given to the Democratic Services Manager by five members of the Council by noon on the fifth working day following publication of these minutes.
2. These minutes are subject to confirmation as a correct record at the next meeting of the Plans Committee.