



Members listed below are hereby summoned to a meeting of the Planning Committee to be held on Monday 8th July 2024 at 9.30am in the Lecture Room

Circulation: Cllrs Brettle, Gross, Hartshorn, Simons and Ferguson

1st July 2024

Sue Wyles
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AGENDA

1. **Apologies for absence**
2. **Declarations of Interest** – Councillors to declare interests relevant to agenda items
3. **To confirm and sign the minutes of the meeting held on 8th April 2024 (Appendix 1)**
4. **To review and comment on the applications received below**
 - P/24/0793/2** Land at Brookfield Farm Hallfields Lane Rothley Leicestershire LE7 7NF
Variation of Section 106 agreement for P/12/1741/2 (to remove the requirement to provide a bridge)
Extension for comments refused
 - P/24/0878/2** Broadnook, Land North of Birstall, Birstall, Leicestershire,
Discharge of Condition 9 (Construction Traffic Management Plan) of Planning Permission ref: P/22/0333/2 (Variation of conditions 13 (compliance with plans), 15 (phasing and delivery), 18 (Broadnook Centre in accordance with Planning Brief), 21 (Development Framework Planning Brief for resi phase 2 and 3), 22 (Planning and Design Brief for employment area), 23 (landscape principles), 24 (surface water drainage), & 40 (approved drawings) of hybrid application P/16/1660/2 to amend the Illustrative Masterplan and Parameter Plans in order to transpose an employment parcel with a residential parcel to allow for a first phase of residential development)
 - P/24/0879/2** Broadnook, Land North of Birstall, Birstall, Leicestershire
Discharge of Condition 16 (Green infrastructure including open space, site access, footpaths, cycleways, external lighting, integration of bat roosting and bird boxes, and timing & sequencing of development) of Planning Permission ref: P/22/0333/2 (Variation of conditions 13 (compliance with plans), 15 (phasing and delivery), 18 (Broadnook Centre in accordance with Planning Brief), 21 (Development Framework Planning Brief for resi phase 2 and 3), 22 (Planning and Design Brief for employment area), 23 (landscape principles), 24 (surface water drainage), & 40 (approved drawings) of hybrid

application P/16/1660/2 to amend the Illustrative Masterplan and Parameter Plans in order to transpose an employment parcel with a residential parcel to allow for a first phase of residential development).

P/24/0957/2 Broadnook, Land North of Birstall, Birstall, Leicestershire

Variation of Condition 16 (Employment Uses and Floorspace) of P/23/1555/2 to include sui generis use (car showroom) - Hybrid planning application comprising: Outline application (with all matters reserved on those areas not subject to the detailed proposals) for erection of 1,950 residential dwellings (Use Class C3), 15 hectares of employment land (Use Class B1(a), B1(c), B2 & B8) and sui generis use (car showroom), erection of a primary school (Use Class D1), a local centre comprising of shops, supermarket (Use Class A1), financial & professional services (Use Class A2), restaurants/cafes (Use Class A3), drinking establishments (Use Class A4), hot food takeaway (Use Class A5), business (use Class B1a), erection of an assisted living retirement village of up to 175 units & 70 bed care home (Use Class C2), non - residential institutions (Use Class D1) and assembly and leisure (Use Class D2), erection of a community resource centre providing a mix of uses, provision of 4 plots for travelling show people, green infrastructure, outdoor sport provision, public open space/parkland, allotments, arboretum, extended rights of way, and associated landscaping and infrastructure; and detailed planning application relating to the erection of 206 dwellings (Use Class C3), erection of two separate lodge/gate houses (Use Class C3), a countryside park with sports pitches, sports pavilion, structural landscaping, biodiversity parkland, details of drainage and internal access roads, and the provision of the primary access including the details of the signalised roundabout to the A6 Dual Carriageway, site access works and the provision of a two way local link to Loughborough Road, Rothley (P/24/0958/2, P/23/1555/2, P/23/1557/2, P/22/0333/2, P/16/1660/2 relates)

P/24/0862/2 Broadnook, Land North of Birstall, Leicestershire, Birstall,

Display of 12no. non-illuminated advertisement signs, 1no. projecting sign and 4no. flagpole signs (Advertisement Consent)

This application is for **information only** (not a formal consultation) as this application type is Advert Consent

P/24/1005/2 Broadnook Land North of Birstall Birstall Leicestershire

Discharge of Condition 18 (Development Parcel works including iii - housing mix, vi – green infrastructure, vii - bat roosting and bird boxes, ix - external lighting, x - public transport infrastructure, xi - links to existing rights of way, xii - interface zones) of Planning Application ref: P/23/1555/2 (P/22/0333/2, P/16/1660/2 and P/23/0889/2 relates)

P/24/0911/2 Broadnook, Land North of Birstall, Birstall, Leicestershire,

Discharge of Conditions 9 (Construction Traffic Management Plan) and 31 (Construction Environmental Management Plan) of Planning Permission ref: P/22/0333/2 (Variation of conditions 13 (compliance with plans), 15 (phasing and delivery), 18 (Broadnook Centre in accordance with Planning Brief), 21 (Development Framework Planning Brief for resi phase 2 and 3), 22 (Planning and Design Brief for employment area), 23 (landscape principles), 24 (surface water drainage), & 40 (approved drawings) of hybrid application P/16/1660/2 to amend the Illustrative Masterplan and Parameter Plans in order to transpose an employment parcel with a residential parcel to allow for a first phase of residential development)

P/24/0883/2 Broadnook, Land North of Birstall, Birstall, Leicestershire

Discharge of Condition 25 (Surface Water Management) of Planning Permission ref: P/22/0333/2 (Variation of conditions 13 (compliance with plans), 15 (phasing and delivery), 18 (Broadnook Centre in accordance with Planning Brief), 21 (Development Framework Planning Brief for resi phase 2 and 3), 22 (Planning and Design Brief for employment area), 23 (landscape principles), 24 (surface water drainage), & 40 (approved drawings) of hybrid application P/16/1660/2 to

amend the Illustrative Masterplan and Parameter Plans in order to transpose an employment parcel with a residential parcel to allow for a first phase of residential development).

P/24/0881/2 Broadnook, Land North of Birstall, Birstall, Leicestershire

Discharge of Condition 27 (Drainage Plans for the Disposal of Foul Sewage) of Planning Permission ref: P/22/0333/2 (Variation of conditions 13 (compliance with plans), 15 (phasing and delivery), 18 (Broadnook Centre in accordance with Planning Brief), 21 (Development Framework Planning Brief for resi phase 2 and 3), 22 (Planning and Design Brief for employment area), 23 (landscape principles), 24 (surface water drainage), & 40 (approved drawings) of hybrid application P/16/1660/2 to amend the Illustrative Masterplan and Parameter Plans in order to transpose an employment parcel with a residential parcel to allow for a first phase of residential development).

P/24/0880/2 Broadnook, Land North of Birstall, Birstall, Leicestershire

Discharge of Condition 24 (Surface Water Drainage Scheme) of Planning Permission ref: P/22/0333/2 (Variation of conditions 13 (compliance with plans), 15 (phasing and delivery), 18 (Broadnook Centre in accordance with Planning Brief), 21 (Development Framework Planning Brief for resi phase 2 and 3), 22 (Planning and Design Brief for employment area), 23 (landscape principles), 24 (surface water drainage), & 40 (approved drawings) of hybrid application P/16/1660/2 to amend the Illustrative Masterplan and Parameter Plans in order to transpose an employment parcel with a residential parcel to allow for a first phase of residential development).

P/24/0847/2 The Fire Station, 18 Cross Green, Rothley, Leicestershire, LE7 7PF

Installation of replacement windows and doors

5. To review and comment on planning decisions received.

None received

6. Tree Preservation Orders

7. Date of next meeting

12th August 2024