

Minutes of the Planning Committee held on Monday 12<sup>th</sup> August 2024 at 9.30am in the Lecture Room

Present: Cllrs Gross, Hartshorn, and Simons  
Sue Wyles – Snr Administrator

## MINUTES

### **24/280 Apologies for absence**

None received

### **24/281 Declarations of Interest**

None declared

### **24/282 To confirm and sign the minutes of the meeting held on 8<sup>th</sup> April 2024**

Resolved to accept as a true record of the meeting and signed by the Chairman

### **24/283 To review and comment on the applications received below**

#### **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/24/0881/2 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/24/0883/2 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/24/0920/2** Broadnook Land North of Birstall Birstall Leicestershire  
Section 73 - Variation of Condition 50 (approved plans) of Planning Permission P/23/1555/2 (alternative design and layout of parcel P3) - 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 Proposal Case Officer (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/24/1069/2** Broadnook Land North of Birstall Birstall Leicestershire  
Non-Material Amendment to Planning Permission ref: P/23/1555/2 (Variation of condition 40 (approved plans) of P/22/0333/2 to include alternative detailed layout, house types, landscaping and scale of parcel B2 and part A2 (increase from 102 units to 115) (P/16/1660/2 relates)). Amendment to consist of proposed replacement of approved Green Infrastructure Addendum (GIA) 2019 with an updated 2024 version.

**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/24/0911/2

**P/24/1187/2** Broadnook Land north of Birstall Leicestershire  
Reserved Matters Application (access, appearance, landscaping, layout and scale) for Community Resource Centre (Broadnook Hall). Application ref: P/23/1555/2 relates (Variation of condition 40 (approved plans) of P/22/0333/2 to include alternative detailed layout, house types, landscaping and scale of parcel B2 and part A2 (increase from 102 units to 115) (P/16/1660/2 relates))

**P/24/1207/2** Broadnook Land North of Birstall Birstall Leicestershire  
Discharge of Condition 40 (Arboricultural Method Statement) of Planning Application ref: P/23/1555/2 (Variation of condition 40 (approved plans) of P/22/0333/2 to include alternative detailed layout, house types, landscaping and scale of parcel B2 and part A2 (increase from 102 units to 115) (P/16/1660/2 relates))

**No comment on all Broadnook applications**

**P/24/1116/2** Heather Cottage, 50 Woodgate, Rothley, Leicestershire, LE7 7LJ  
Demolition of porch and erection of replacement side extension.

**No objections**

**P/23/1741/2** Rothley Church Of England Primary School 2 Burrow Drive Rothley  
Leicestershire LE7 7RZ

Discharge of Planning Condition 10 (Landscape Management Plan) of Planning Application ref: P/20/2140/2 (Erection of new detached school building to rear of existing primary school including relocation of hard ball court, additional staff parking and extension to drop off car park with extended access (full application) and erection of up to 70 dwellings including landscaping, drainage infrastructure and access to existing allotments with all matters reserved except access (outline permission) Revised scheme P/20/0610/2 refers)

**Extension for comments refused**

**P/24/1201/2** St Marys Church Church Street Rothley Leicestershire LE7 7PD

Relaying and recontouring of existing tarmac footpath and car park to improve drainage. Resurfacing of car park and addition of soakaway/drainage works (Lawful Development Certificate for Proposed Development)

**No objections**

**P/24/1327/2** Land off Mountsorrel Lane Rothley Leicestershire

Confirmation that all conditions have been discharged on P/12/2456/2

**No comment**

**24/284 To review and comment on planning decisions received.**

**2024/Reg3Mi/0047/LCC** (P/24/0735/2)- Proposal - Change of Use from a domestic dwelling, use class C3 to use class C2 - Children's Home (Amended Description)

Applicant - Leicestershire County Council 149 Mountsorrel Lane, Rothley, LE7 7PU

**Application approved – decision notice issued**

**No Comment**

**24/285 Tree Preservation Orders**

**P/24/1196/2** White Gables, 14 Church Street, Rothley, Leicestershire LE7 7PD

1 Magnolia, Reduce by 30%

2,4 Hazel, Reduce to same height as magnolia and remove overhang from neighbouring property. Prunus, Reduce by 30% and shape

**P/24/1309/2** West Lawn 34 The Ridgeway Rothley Leicestershire LE7 7LE

T1 Ash - Fell leaving habitat stem at approx 15' - Early signs of dieback with adjacent stems already failing T2 Ash - Fell - Outgrown location with poor form adjacent

Sycamore T3 Horse Chestnut - Crown Raise to approx 3m for garden access T4 Oak – Crown raise to approx 3m to garden access

**The decision for all TPO's lies with the Tree Officer at Charnwood**

**24/286 Date of next meeting**

9<sup>th</sup> September 2024

Meeting closed 9.45am

Signature.....Date.....