

Minutes of a meeting of the Development Control and Regulatory Board held at County Hall, Glenfield on Thursday, 11 May 2023.

PRESENT

Mr. J. G. Coxon CC (in the Chair)

Mr. N. D. Bannister CC  
Mr. T. Barkley CC  
Mr. M. H. Charlesworth CC  
Mr. D. A. Gamble CC  
Mr. D. J. Grimley CC

Mr. D. Harrison CC  
Mr. K. Merrie MBE CC  
Mr. L. Phillimore CC  
Mr. C. A. Smith CC

71. Minutes of the previous meeting.

The minutes of the meeting held on 6 April 2023 were taken as read, confirmed and signed.

72. Question Time.

The Chief Executive reported that no questions had been received under Standing Order 34.

73. Questions asked by Members.

The Chief Executive reported that no questions had been received under Standing Order 7(3) and 7(5).

74. Urgent items.

There were no urgent items for consideration.

75. Declarations of interest.

The Chairman invited members who wished to do so to declare any interest in respect of items on the agenda for the meeting.

No declarations were made.

76. Presentation of petitions.

The Chief Executive reported that no petitions had been received under Standing Order 35.

77. Winstay Aggregates Limited: Retrospective change of use of agricultural land to soil and aggregates waste transfer centre (Sui Generis) and includes associated works and engineering options - Bracknell Farm, Leicester Road, Thurlaston.

The Board considered a report of the Chief Executive, a copy of which, marked 'Agenda Item 7', is filed with these minutes.

In accordance with the procedures for making representations to the Board, Mr. B. Rayner (Holland Lloyd) and Mr. M. Harrison (Golden Site) spoke on behalf of the applicant, and Mrs. Maggie Wright CC and Mr. R. Allen CC spoke as the local members.

Mrs. Wright CC acknowledged that the location of the application site did not comply with Policy W4 and Policy W5 of the Leicestershire Minerals and Waste Local Plan but she suggested that the proposed site was a good location which would result in minimal harm to the local area. Mrs Wright noted that the site was close to the Barwell and Earl Shilton Sustainable Urban Extensions (SUEs). Mrs. Wright CC also noted that if planning permission was granted formal contracts with companies could be agreed for use of the site.

Mr. R. Allen CC stated that he supported the principle of diversifying the use of agricultural land for soil and aggregates however he questioned the location of this particular site in particular the potential visual and noise impacts on the surrounding area. In response to comments about the nearby SUEs Mr Allen pointed out that planning applications should be considered on their own merits and not in conjunction with other planned developments. Mr. Allen CC also raised concerns about the conduct of the applicant which meant they had been required to submit the application retrospectively. Mr. Allen CC stated that he supported the officer's recommendation to refuse the application and issue an enforcement notice.

Board members emphasised the importance of planning applications complying with policy and waste sites being located within the relevant boundaries for those types of sites.

RESOLVED:

- (a) That the application be refused for the reasons set out in the appendix to the report.
- (b) That an enforcement notice (and/or any other similar notices as may be considered appropriate by officers) to rectify breach of planning control be issued.

78. Chairman's announcements.

The Chairman advised that the next meeting of the Board would take place on Thursday 22 June 2023 at 2.00pm.