



*Meeting:* **Development Control and Regulatory Board**

*Date/Time:* **Thursday, 19 March 2026 at 2.00 pm**

*Location:* **Sparkenhoe Committee Room, County Hall, Glenfield**

*Contact:* **Mr E. Walters (Tel: 0116 3052583)**

*Email:* **euan.walters@leics.gov.uk**

### **Membership**

Mr. J. McDonald CC (Chairman)

|                      |                     |
|----------------------|---------------------|
| Mr. R. Bailey CC     | Mr. B. Lovegrove CC |
| Mr. S. L. Bray CC    | Mr. J. Miah CC      |
| Mrs. L. Danks CC     | Mr. P. Morris CC    |
| Mr. D. A. Gamble CC  | Mr. B. Piper CC     |
| Mr. D. J. Grimley CC | Mr. K. Robinson CC  |
| Mrs. K. Knight CC    | Mr. B. Walker CC    |

**Please note: this meeting will be filmed for live or subsequent broadcast via You Tube  
[https://www.youtube.com/playlist?list=PLrIN4\\_PKzPXjar7IOtLtNZvlwZ4xT\\_8yU](https://www.youtube.com/playlist?list=PLrIN4_PKzPXjar7IOtLtNZvlwZ4xT_8yU)  
– Notices will be on display at the meeting explaining the arrangements.**

### **AGENDA**

#### **Item**

1. Minutes of the meeting held on 11 September 2025. (Pages 3 - 6)
2. Question Time.
3. Questions asked by Members under Standing Order 7(3) and 7(5).
4. To advise of any other items which the Chairman has decided to take as urgent elsewhere on the agenda.
5. Declarations of interest in respect of items on the agenda.
6. Presentation of petitions under Standing Order 33.



Reports of the Director of Environment and Transport on Planning Applications -  
County Matter Applications.

7. 2025/01170/07 (2025/VOCM/0113/LCC): Breedon Trading Ltd - (Pages 7 - 40)  
Variation of condition 4 of planning permission 96/0139/07 in order to  
revise the working scheme for Cloud Hill Quarry due to the proposed  
southern extension - Cloud Hill Quarry, Stocking Lane DE73 8AN.
8. Delegated Planning Decisions Schedule July 2025 - December 2025. (Pages 41 -  
44)
9. Delegated Enforcement Notices Schedule July 2025 - December (Pages 45 -  
2025 48)

Reports of the Director of Environment and Transport on Tree Preservation Orders.

10. List of Delegated Tree Preservation Order Decisions July 2025 to (Pages 49 -  
December 2025. 56)
11. Any other items which the Chairman has decided to take as urgent.
12. Chairman's announcements.



Minutes of a meeting of the Development Control and Regulatory Board held at County Hall, Glenfield on Thursday, 11 September 2025.

PRESENT

Mr. J. McDonald CC (in the Chair)

|                     |                     |
|---------------------|---------------------|
| Mr. R. Bailey CC    | Mr. B. Lovegrove CC |
| Mr. S. L. Bray CC   | Mr. J. Miah CC      |
| Mrs. L. Danks CC    | Mr. B. Piper CC     |
| Mr. D. A. Gamble CC | Mr. B. Walker CC    |
| Mrs. K. Knight CC   |                     |

33. Minutes of the previous meeting.

The minutes of the meeting held on 7 August 2025 were taken as read, confirmed and signed.

34. Question Time.

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

35. Questions asked by Members.

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

36. Urgent items.

There were no urgent items for consideration.

37. 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.

It was noted that all members who were members of a Parish, Town or District Council, or Liaison Committee would have personal interests in applications which related to areas covered by those authorities.

No declarations were made.

38. Presentation of petitions.

The Chief Executive reported that no petitions had been received under Standing Order 36.

39. 2025/VOCM/0027/LCC (2025/0195/04): Moore Recycling Ltd - Proposed use of land for composting activities including storage of hardcore and compost related wastes together with the provision of landscaping bunds - Glebe Farm, Glebe Lane, Sibson.

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. Christian Smith (GPP) spoke on behalf of the applicant, and Mr. J. Melen CC spoke as the local member.

Mr. Melen CC submitted that the proposals were a significant material change from the planning permission granted in 2017 and therefore a fresh application should have been submitted. Mr. Melen CC raised concerns about traffic levels on the highway, speeding, and submitted that the application should be refused.

RESOLVED:

That the application be permitted subject to the conditions nos. 1-14 as set out in the appendix to the report.

40. Varying of Leicestershire County Council Tree Preservation Orders within the District of North West Leicestershire.

The Board considered a report of the Director of Environment and Transport regarding a desktop review and site visit exercise carried out on Leicestershire County Council Tree Preservation Orders in the district of North West Leicestershire. A copy of the report, marked 'Agenda Item 8', is filed with these minutes.

Members raised concerns that it appeared trees had been removed in the North West Leicestershire area without the County Council's consent, and in the past insufficient efforts had been made by the County Council to ensure the list of Tree Preservation Orders was kept up to date. However, members welcomed that efforts were now being made to ensure the official record was accurate.

RESOLVED:

- (a) That the contents of the report be noted;
- (b) That consent be granted to vary the eight Tree Preservation Orders in the North West Leicestershire District as set out in the appendices to the report;
- (c) That consent be granted to revoke the six Tree Preservation Orders in the North West Leicestershire District that are no longer viable as set out in the appendices to the report.

41. Dates of future meetings.

RESOLVED:

That future meetings of the Board take place on the following dates all at 2.00pm:

Thursday 9 October 2025;  
Thursday 13 November 2025;  
Thursday 11 December 2025;  
Thursday 15 January 2026;  
Thursday 12 February 2026;  
Thursday 19 March 2026;  
Thursday 23 April 2026;  
Thursday 28 May 2026;  
Thursday 18 June 2026;  
Thursday 23 July 2026;  
Monday 14 September 2026;  
Thursday 8 October 2026;  
Thursday 12 November 2026  
Thursday 17 December 2026.

2.00 - 2.45 pm  
11 September 2025

CHAIRMAN

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**DEVELOPMENT CONTROL AND REGULATORY BOARD**

**19 MARCH 2026**

**REPORT OF THE CHIEF EXECUTIVE**

**COUNTY MATTER**

**PART A – SUMMARY REPORT**

|                            |  |
|----------------------------|--|
| <b>APP.NO.</b>             | 2025/01170/07 (2025/VOCM/0113/LCC)   |
| <b>DATE OF VALIDATION:</b> | 20 August 2025   |
| <b>PROPOSAL:</b>           | Variation of condition 2 of planning permission 2009/0939/07 (Variation of condition 4 of planning permission 96/0139/07 in order to revise the working scheme for Cloud Hill Quarry due to the proposed southern extension) to revise the working scheme for Cloud Hill Quarry to allow for deepening operations of the existing quarry void. |
| <b>LOCATION:</b>           | Cloud Hill Quarry, Stocking Lane, Derby, DE73 8AN  |
| <b>APPLICANT:</b>          | Breedon Trading Ltd  |
| <b>RECOMMENDATION:</b>     | PERMIT subject to the completion of a s106 legal agreement to secure the operation of a quarry liaison committee and subject to conditions as set out in the Appendix A to the main report.  |

**Circulation Under Local Issues Alert Procedure**

Mr. M. Squires CC

**Officer to Contact**

Rob Tollyfield (0116 305 2733)

Email: [planningcontrol@leics.gov.uk](mailto:planningcontrol@leics.gov.uk)

## **PART B – MAIN REPORT**

### **THE SITE AND SURROUNDINGS**

1. Cloud Hill Quarry is located to the south of the A42, accessed from Stocking Lane between the villages of Worthington (to the southwest) and Breedon-on-the-Hill (to the northwest). It forms part of a long-established mineral extraction landscape in North-West Leicestershire. The nearest residential properties include Mill House Farm (~160 m to the west) and dwellings at Manor Drive, Worthington (~200 m to the southwest), with the wider village of Worthington approximately 250 m from the site boundary.
2. Cloud Hill Quarry is an active extraction site comprising the main quarry void and faces, with established processing infrastructure at its northern extent, including crushing, screening, and asphalt plant buildings located adjacent to the main access on Stocking Lane. Much of the internal landform comprises bare mineral surfaces, haul roads, benches, and engineered slopes with limited vegetation cover. The quarry has permission to extract mineral until 2042.
3. To the southern boundary lies a screening mound, incorporating a permissive right of way. To the south beyond this boundary are areas of commercial and amenity woodland, while Cloud Wood to the east provides mature woodland cover and ecological value. Boundary treatment also includes the elevated disused railway embankment (along which Cloud Trail runs) forming the western edge to the site.



## **PLANNING HISTORY**

4. Cloud Hill Quarry has been subject to numerous applications related to both extraction of mineral and extension to the extraction area, with associated applications for ancillary development within the quarry itself. Below is a list of applications that are most relevant to the application currently before the Mineral Planning Authority (MPA).
  - 1996/0139/07 – Quarrying and ancillary development at Breedon and Cloud Hill Quarries and Restoration by Infill at Breedon Quarry
  - 2009/0939/07 – Variation of condition 4 of planning permission 1996/0139/07 in order to revise the working scheme for the quarry due to the proposed southern extension
  - 2009/0940/07 – Southern Extension of Cloud Hill Quarry including deposit of overburden within existing quarry
  - 2013/0763/07 – Variation of condition 22 (b) & (c) of permission 1996/0139/07 to provide extended hours of operation for servicing, maintenance and testing of plant
  - 2015/0042/07 – Importation and processing of waste asphalt and road planings, together with erection of a covered storage bay.
5. For the purpose of this proposed development, the relevant planning permissions are 1996/0139/07 and 2009/0939/07.

## **DESCRIPTION OF PROPOSAL**

6. This Section 73 application seeks to vary condition 2 of planning permission 2009/0939/07 to enable the deepening of the existing extraction void through the submission of a revised working scheme for Cloud Hill Quarry. It is proposed that the existing extraction area within Cloud Hill Quarry is deepened, from -60.5 AOD to 145AOD, which will release circa 14.4 million tonnes (mt) of limestone. At current extraction rates of approximately 1.5mt per annum it equates to about 9.6 years of operation.
7. To enable this change to the approved working scheme, the following drawings have been submitted to replace those secured in condition 2 of planning permission ref. 2009/0939/07:
  - Drawing No. KD.CLDHQ.D.003 – Block Proposals Plan
  - Drawing No. KD.CLDHQ.D.004 – Concept Restoration Scheme

The following supporting documents have also been submitted to aid the assessment of the proposed vertical extension:

- Hydrogeological Impact Assessment (HIA);
- Flood Risk and Drainage Strategy (FRADS);

- Landscape and Visual Impact Assessment (LVIA);
  - Preliminary Ecological Appraisal (PEA);
  - Peregrine Survey;
  - Noise Monitoring Scheme;
  - Dust Action Plan; and
  - Blasting Monitoring Scheme.
8. No new lateral extraction areas are proposed nor is any additional plant, with extracted mineral being processed through existing structures. Additionally, the site currently benefits from a cessation date for mineral extraction of 21 February 2042. As such, it is not proposed to extend the cessation date for extraction.

## **PLANNING POLICY**

### The Development Plan

*Leicestershire Minerals and Waste Local Plan (adopted September 2019) (LMWLP)*

The relevant policies of LMWLP to the development are:

- Policy M4 Crushed Rock
- Policy M13 Associated Mineral Development
- Policy DM1 Sustainable Development
- Policy DM2 Local Environment and Community Protection
- Policy DM3 Strategic Green Infrastructure
- Policy DM5 Landscape Impact
- Policy DM6 Soils
- Policy DM7 Sites of Biodiversity / geodiversity Interest
- Policy DM8 Historic Environment
- Policy DM9 Transportation by Road
- Policy DM10 Public Rights of Way
- Policy DM11 Cumulative Impact
- Policy DM12 Restoration, Aftercare and After-use

*North West Leicestershire Local Plan (as amended by the partial review) (Adopted March 2021) (NWLLP):*

- Policy S3 Countryside
- Policy D1 Design of New Development
- Policy DM2 Amenity
- Policy Ec5 East Midlands Airport: Safeguarding
- Policy IF1 Development and Infrastructure
- Policy IF4 Transport Infrastructure and new development
- Policy En1 Nature Conservation
- Policy En6 Land and Air Quality
- Policy He1 Conservation and enhancement of North West Leicestershire's historic environment

- Policy Cc2 Flood Risk
- Policy Cc3 Sustainable Drainage Systems

*Breedon on the Hill Neighbourhood Plan (Adopted March 2025)*

- Policy BotH1 Countryside
- Policy BotH4 Countryside Access
- Policy BotH5 Ecology and Biodiversity
- Policy BotH7 Water Management
- Policy BotH1 Non-designated Heritage Assets

National Policy

*National Planning Policy Framework (December 2024) (NPPF)*

9. The NPPF sets out the Government's planning policies for England and is a material consideration in planning decisions.
10. Paragraph 8 of the NPPF identifies the three overarching objectives to achieve sustainable development – economic, social and environmental. These objectives are interdependent and need to be pursued in a mutually supportive way so that opportunities can be taken to secure net gains across each of the different objectives.
11. Paragraph 47 – planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.
12. Section 17 of the NPPF (Facilitating the sustainable use of minerals) indicates that it is essential that there is a sufficient supply of minerals to provide the infrastructure, buildings, energy and the goods that the country needs. It also indicates that as minerals are a finite natural resource and can only be worked where they are found it is important to make the best use of them to secure their long-term conservation. Paragraph 224 of the NPPF requires that great weight should be given to the benefits of mineral extraction, including to the economy, and sets out how MPAs should determine applications for mineral extraction.

Other Policy Considerations

13. North West Leicestershire District Council is in the process of preparing a new Local Plan, which is subject to a public consultation under Regulation 18 of the Town and Country Planning (Local Development) (England) Regulations 2012. The public consultation period closed on 17<sup>th</sup> March 2024. A further consultation on additional housing and employment sites concluded on 2<sup>nd</sup> May 2025. The following emerging policies are considered relevant to this development:
  - Policy S4 Countryside (Strategic Policy)
  - Policy AP1 Design of New Development (Strategic Policy)
  - Policy AP2 Amenity

- Policy AP7 Flood Risk (Strategic Policy)
- Policy Ec5 East Midlands Airport: Safeguarding
- Policy IF1 Development and Infrastructure
- Policy IF5 Transport Infrastructure and new development
- Policy En1 Nature Conservation/Biodiversity Net Gain (Strategic Policy)
- Policy En6 Land and Air Quality

Given the early stage of its development, the policies listed above are afforded limited weight in the determination of this application.

## **CONSULTATIONS**

14. **North West Leicestershire District Council (Planning)** – No objection
15. **North West Leicestershire District Council (Environmental Health Officer)** – No objection.
16. **South Derbyshire District Council (Planning)** – No comments received.
17. **South Derbyshire District Council (Environmental Health)** – No comments received.
18. **Worthington Parish Council** – No comments received.
19. **Environment Agency** – No objections.
20. **Lead Local Flood Authority (LLFA)** Leicestershire County Council – No objection.
21. **Leicestershire County Council Highways Authority (LHA)** – No objection.
22. **National Highways** – No objections.
23. **Public Rights of Way** (Leicestershire County Council) – No objection
24. **Natural England** – No objection.
25. **LCC Ecology** – No objections, subject to conditions.
26. **East Midlands Airport Safeguarding** – No objection.
27. **LCC Archaeology** – No objection
28. **National Forest** – No comments received.
29. **Forestry Commission** – No comments received.
30. **Mr Michael Squires CC** – Notified of the application.

## **PUBLICITY AND REPRESENTATIONS**

31. The application has been publicised by means of site notices, press notice and neighbour notification letters, in accordance with the County Council's adopted Statement of Community Involvement. One letter of representation has been received.

32. The points raised in the representation include:

- Lack of notification about the planning application despite close proximity to the quarry.
- Quarry extension would bring operations within 100m of the nearest properties in the nearby village of Worthington.
- Loss of woodland and public footpath / bridleway.
- Increased noise from quarry vehicles, machinery, alarms, and early morning operations.
- Greater impacts from blasting and explosions.
- Increase in quarry HGV traffic, including speeding, noise, and vehicles using the village as a shortcut.
- Additional dust pollution affecting homes, vehicles, and residents' health.
- Broader concern that village issues are routinely ignored, including road erosion, speeding, unsafe school bus stops, nearby dog kennel noise, and lack of local investment.

33. The issues raised are considered in the Assessment of Proposal section of this report.

## **ASSESSMENT OF PROPOSAL**

### Principle of Development

34. The proposed changes to the approved working scheme are sought under Section 73 of the Town and Country Planning Act 1990 (as amended), which allows planning permission to be granted for development of the same description as that which is already permitted but subject to different conditions.

35. The proposal does not seek a change that would conflict with the description of the development, nor does it propose an extension to the date for cessation. Therefore, it is considered that the proposal does not change the basic principle of the permitted operations on site nor conflict with the operational part of the existing planning permission.

36. As the proposal is contained within the existing quarry boundary and subject to an extant and operational planning permission, the development is acceptable in principle.

### Requirements for Crushed Rock

37. Policy M4 of the LMWLP requires the County Council to maintain a 'steady and adequate supply of crushed rock for aggregate purposes'. This is to be achieved through:
- making provision over the plan period (2015 to 2031) for the extraction of some 231 million tonnes of crushed rock;
  - maintaining a landbank of at least 10 years based on the past 10 years average sales;
  - giving priority to proposals for extraction to be worked as extensions to existing rail-linked site operations where they are required to ensure sustainable supply.
38. The NPPF also requires that mineral planning authorities maintain a sufficient supply of minerals to provide for infrastructure, buildings, energy and goods.
39. The submitted Planning Statement states that Leicestershire's Carboniferous Limestone landbank stood at only 9.71 years at the end of 2024, below the NPPF requirement and the aims of Policy M4. Cloud Hill Quarry provides 75% of the County's productive capacity in this mineral type, and without the proposed deepening, extraction would cease following exhaustion of currently permitted reserves, leaving Leicestershire unable to meet national and local supply obligations.
40. Whilst Cloud Hill Quarry is not a rail-linked site, it is located close to the Strategic Road Network (SRN) – both the A42 and M1 – and the benefits of extending the extraction area vertically rather than laterally or through a new extraction site would outweigh the lack of rail connectivity in this instance.
41. The proposal therefore carries significant positive weight under Policy M4, ensuring continuation of a critical mineral resource necessary for construction, infrastructure, and economic growth.

### Landscape and Visual Impact

42. The application is supported by a detailed Landscape and Visual Impact Assessment (LVIA) that analyses existing character, visibility, magnitude of change, and restoration outcomes. The quarry currently represents a large, visually contained hard-rock structure, with extensive woodland belts and landform variations providing natural enclosure around the void. The LVIA concludes that, because the proposed development involves only deepening within areas already excavated, the change in landscape character would be minimal, diminishing further with distance from the quarry as no alteration to the quarry rim, skyline profile, or external landform is proposed.
43. Views from public vantage points, including along the Cloud Trail and other viewpoints of the site, would not be affected by the deepening of the extraction area within the void, as no expansion of excavation footprint or increased exposure of quarry faces is proposed. Subject to the completion of the submitted restoration

scheme, the re-establishment of a quarry lake, grassland, scrub and woodland habitats will result in either neutral or slightly beneficial effects relative to the currently consented restoration scheme, as the final landform and ecological mosaic remain broadly consistent.

44. As such, there are no objections or concerns to be raised regarding the impact on landscape and visual amenity from the proposal and it is considered to accord with Policies DM3 & DM5 of the LMWLP and with Policies S3 and En1 of the NWLLP.

#### Ecology and Biodiversity

45. The quarry sits partially within the Breedon Cloud Wood & Quarry SSSI. However, Natural England confirms that the deepening proposal would not damage designated features or compromise statutory conservation interests and, as such, have raised no objection to the development.
46. The project is accompanied by a Preliminary Ecological Appraisal, Phase 1 Habitat Survey, Badger and Peregrine Survey, which collectively conclude that ecological impacts of the proposal are considered to be minimal, due to the absence of lateral expansion and the focus on deepening within long established quarrying areas. Two active peregrine falcon nests were identified on southeastern quarry faces, but the quarry already implements robust operational controls, including seasonal limits on blasting within 50 metres of nest sites, and the submitted Peregrine Survey confirms that these measures adequately protect breeding birds during sensitive periods. Wider ecological receptors, including bats, great crested newts, badgers, reptiles, hedgehogs and invertebrates, are either absent or have negligible potential for disturbance, with any residual risks managed through pre-restoration checks and the adoption of a Construction Environmental Management Plan (CEMP) where necessary.
47. In regard to Biodiversity Net Gain (BNG), it is noted that applications are required to deliver a mandatory 10% measurable biodiversity net gain, unless exempt under paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024. The original application was submitted before 12th February 2024, therefore this S73 variation of condition application is exempt from mandatory BNG.
48. The County Council Ecology team has raised no objection, concluding that the proposal includes sufficient mitigation and would not affect the favourable conservation status of the SSSI or adjacent habitats. The restoration scheme provides significant long-term biodiversity opportunities through native woodland, scrub, grassland creation, and aquatic habitats, consistent with Policies DM7 and DM12 of the LMWLP and with Policy En1 of the NWLLP.

#### Heritage / Archaeology

49. The quarry lies near a number of listed buildings and two Scheduled Monuments; however, as no lateral excavation is proposed, there is no encroachment towards heritage assets and no change in setting or visual influence.

50. The submitted Planning Statement confirms that all archaeological areas have been previously assessed or removed under earlier permissions, and no new ground disturbance will occur outside the established footprint. The proposal therefore complies with Policy DM8 of the LMWLP and Policy He1 of the NWLLP.

#### Traffic, Access and Parking

51. The proposed vertical extension does not require alterations to vehicle routing, access or HGV movements, which are controlled through existing planning conditions. Vehicles accessing / egressing the site will continue to utilise the existing site entrance on Stocking Lane and the established connection to the A42 and strategic highway network.

52. Both the Local Highway Authority and National Highways have confirmed that the proposal would not have any detrimental impact upon the local and strategic road network and raise no objection. Likewise, they confirmed that the internal and external road network can accommodate the proposal as there will be no increase in HGV numbers or alterations to design geometry or visibility arrangements.

53. Existing highway conditions remain effective, particularly those requiring wheel cleaning, road surfacing maintenance, vehicle sheeting and routing controls. As the proposal neither extends the life of the quarry nor results in higher extraction rates, cumulative transport impacts remain unchanged and acceptable, in accordance with Policy DM9 of the LMWLP.

#### Public Rights of Way

54. Public Rights of Way (PROW) in the vicinity of the quarry include the Cloud Trail to the west and several footpaths to the south of the site. None of these lie within the extraction area, and the proposed works do not require stopping up, diversion, or closure of any PROW. The existing visual and acoustic effects of quarrying upon users of nearby routes remain unchanged because all additional activity will occur at deeper levels within the void. The proposal does not encroach upon recreational corridors nor diminish public access to the surrounding countryside.

55. Additionally, the amended proposed restoration scheme includes the retention of PROW and permissive paths around the site perimeter. As such, the proposal complies with Policy DM10 of the LMWLP, which requires the protection of the existing PROW network during minerals operations.

#### Noise

56. There is the potential for increased noise impacts from the deepening operations. However, the site currently operates within established limits for normal operations (50 dB LAeq) and temporary works (70 dB LAeq), and the applicant has submitted an updated Noise Monitoring Scheme to reflect the transition from the southern extension back to the main quarry permitted under the 1996 permission.

57. As the proposal involves deepening rather than expansion, extraction activities will occur further below ground level, reducing the propagation of noise beyond the quarry rim. Additionally, the proposal does not seek to extend operating hours of the quarry. As such, any potential noise impacts will not occur over an increased period of time. Furthermore, neither the MPA nor local Environmental Health Officer (EHO) has received any noise complaints related to quarry operations within the last 12 months.
58. Existing mitigation measures – including plant maintenance regimes, use of effective silencers, controlled blasting times and the positioning of pumps to minimise noise – will continue to apply and is subject to regular monitoring by the MPA. The proposal therefore accords with Policy DM2 of the LMWLP and Policy D2 of the NWLLP.

#### Air Quality/Dust

59. Dust mitigation at Cloud Hill Quarry is managed by an established Dust Action Plan, which has been reviewed and updated to incorporate the proposed deepening operations. Environmental Health confirmed no objection, indicating that current dust control systems—including water suppression, regular road sweeping, controlled vehicle speeds, and stockpile management—remain effective and proportionate to the nature of the activity.
60. The potential for windborne dust emissions from the deepening of the extraction void will reduce because operations occur increasingly below the surrounding landform, however, there is potential for dust emission to arise from deposited overburden. Existing monitoring arrangements, complaint response procedures, and two-yearly reviews mandated by existing planning conditions continue to apply.
61. The proposal is therefore considered acceptable with respect to air quality and dust, in accordance with Policy DM2 of the LMWLP and Policy En6 of the NWLLP.

#### Odour

62. Mineral extraction at Cloud Hill Quarry does not involve infilling with putrescible materials however, the on-site processing can potentially produce odour. Statutory consultees, including the EA and EHO, have not raised any concerns regarding odour, and no changes to plant, materials or processes are proposed that could give rise to a potential increase in nuisance odour from extraction and processing of mineral at the site. Therefore, odour impacts from the proposal are considered negligible and the proposal accords with Policy DM2 of the LMWLP.

#### Hydrology and Hydrogeology

63. A detailed Hydrogeological Impact Assessment (HIA) and Flood Risk and Drainage Strategy accompanied the application, both of which were reviewed by the LLFA, which raises no objection to the development. The HIA notes that the quarry operates with long established dewatering systems, sump abstraction, and settlement ponds, all of which will continue with enhanced monitoring as the quarry deepens. The assessment concludes that the likelihood of increased groundwater

inflow or extended zones of influence is minimal due to the anticipated reduced transmissivity of deeper rock strata, with residual impacts assessed as negligible after mitigation. Pollution prevention measures—including bunding of fuel stores, sealed drainage systems, spill response kits and regular inspection—ensure compliance with industry standards and safeguard water quality.

64. A long-term monitoring regime is proposed, including groundwater level logs, suspended solid testing and rainfall correlation. This will be undertaken quarterly for the first 12 months and then reduced to 6 monthly. The hydrological concept model demonstrates no plausible pathway to impact abstractions, private water supplies, surface water features or the nearby SSSI. The proposal therefore satisfies Policies DM2 and DM1 of the LMWLP, with no adverse hydrological effects being anticipated.

#### Flood Risk and impact on Water Network

65. The Flood Risk and Drainage Strategy identifies that parts of the quarry void lie within Flood Zones 2 and 3 due to the potential for nearby Ramsley/Boden Brook to overtop during extreme events. However, the quarry acts as a large offline flood storage basin, and this behaviour will not change as the planform area of the void remains identical to the permitted scheme. The LLFA accept that flood consequences are negligible during both the operational and restoration phases because any ingress of floodwater would be managed by existing pumping systems during quarrying and would naturally equilibrate with groundwater levels once the quarry is restored as a lake. The long-term restoration lake provides around 4.35m<sup>3</sup> of excess storage above the expected waterline, further reducing flood risk downstream.

66. Surface water flood risk is unchanged, and the nature of Sustainable Drainage Systems (SuDS) in the restoration phase is inherent to the design of the quarry lake, which will act as a substantial infiltration basin.

67. The Environment Agency (EA) had raised concerns over the impact of the proposed deepening on groundwater quality, as no site specific data had been provided, However, further information was submitted in November and December 2025 which confirmed the use of existing practices and recommended measures to manage groundwater quality throughout the lifetime of the development. Additionally, sampling will be undertaken at quarterly intervals prior to the undertaking of deepening operations and regular once these have commenced. The EA is satisfied with this approach and raises no objection to variation of condition 2.

68. As such, the proposal accords with Policy DM2 of the LMWLP and policies Cc2 and Cc3 of the NWLLP, and no increases in flood risk elsewhere have been identified as a result of the proposal.

### Restoration, Aftercare and Long-Term Management

69. As part of the proposal to vary the working scheme at the quarry, an updated Restoration Plan has been submitted demonstrating a high quality, biodiversity focused after use that mirrors the permitted scheme.
70. Following cessation of mineral extraction and subsequent dewatering, the quarry will progressively fill to form a large waterbody surrounded by species rich grasslands, natural regeneration zones, scrub, and native woodland planting, with geological exposures preserved for education and conservation. The northern plant area will be restored to a mixture of wetland and woodland habitats with provision for recreational paths. Because the deepening occurs below the final waterline, it does not alter the final landform and instead increases the volumetric water storage and the potential for creating varied habitats along the shoreline. As such, the restoration scheme is in accordance with Policy DM12 of the LMWLP.

### Cumulative Impact

71. It is appropriate to consider the cumulative impact of a number of separate effects from a single site. Adverse cumulative impacts may include increased levels of noise or dust or impacts upon the local highway network.
72. There are no other live planning applications being considered within or surrounding the immediate vicinity of the site which would be relevant to the consideration of the proposed development. Therefore, the proposed development, when considered in addition to the existing operations onsite, would not result in adverse cumulative impacts in terms of local amenity, noise or other environmental pollution.
73. Statutory consultees have not raised any concerns regarding potential cumulative impact of deepening of the void for further mineral extraction. As such, the proposal is in accordance with Policy DM11 of the LMWLP.

### Other Issues

74. The submitted representation made reference to the nature of the quarry extension, stating that it would bring quarry operations 100m closer to the nearby village of Worthington. The proposed extension is vertical rather than lateral and the proposed operation would be contained within the existing quarry footprint. No expansion of the quarry boundary is proposed and as such, will not bring operations closer to residential properties or affect surrounding woodland and footpaths & bridleways.

### Updating conditions

75. A number of conditions attached to the planning permission to be varied (permission reference 2009/0939/07) are no longer relevant as they referred to earlier phases of development which are now complete. The opportunity has been taken to update the conditions so that those that are no longer relevant have been removed and those

which required information to be submitted, now refer to the submitted information. Those which were requested to be varied have also been updated. The applicant has had prior sight of the proposed amended conditions.

### Legal Agreement

76. Any grant of planning permission for the proposed development would be subject to the prior completion of a legal agreement to secure provisions for a liaison committee. The applicant would be expected to cover all reasonable costs incurred by the County Council in the drafting and execution of this agreement.

### **CONCLUSION**

77. This application seeks approval for a Section 73 application to vary Condition 2 of planning permission ref. 2009/0739/07, enabling the deepening of the existing extraction void at Cloud Hill Quarry. The development remains wholly within the established quarry footprint, introduces no lateral expansion, and maintains the existing cessation date, ensuring that the fundamental nature, scale and extent of the quarrying activity remain unchanged. The proposal makes a significant and necessary contribution to maintaining Leicestershire's crushed rock landbank, and safeguards continued supply of a strategically important mineral resource, as required by the NPPF and LMWLP.
78. Technical assessments, including LVIA, ecology, hydrogeology, noise, dust and traffic, demonstrate that there will not be any significantly detrimental effects of the proposal, owing to the contained nature of the deepening works. No objections have been raised by statutory consultees, and existing planning controls, environmental mitigation and monitoring regimes remain in place. The submitted, updated restoration concept maintains the high-quality biodiversity-led after use already permitted, while offering enhanced water storage capacity and long-term habitat creation.
79. No unacceptable cumulative, amenity, environmental or heritage impacts have been identified. Accordingly, the proposal accords with the relevant policies of the LMWLP and NWLLP and represents a sustainable and justified refinement of the quarry's operational scheme. It is therefore recommended that planning permission be granted subject to the conditions set out in Appendix A and a s106 legal agreement to secure the formation and operation of a liaison committee.

### **STATEMENT OF POSITIVE AND PROACTIVE ENGAGEMENT**

80. In determining this application, the Mineral Planning Authority has worked positively and proactively with the applicant by entering into pre-application discussion; assessing the proposal against relevant Development Plan policies; all material considerations; consultation responses and valid representations received. Issues of concern have been raised with the applicant and addressed through the submission of updated dust and noise management schemes. This approach has been in accordance with the requirement set out in the National Planning Policy Framework.

**RECOMMENDATION**

81. PERMIT subject to the conditions set out in Appendix A and the prior completion of a S106 legal agreement requiring the formation of a liaison committee

**OFFICER TO CONTACT**

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## APPENDIX A

### CONDITIONS

#### General

1. The permission relates to the extension of extractive and associated quarrying operations at Cloud Hill Quarry within the land shown edged red on Plan KD.CLDHQ.D.001 titled 'Location Plan', dated February 2025.

***Reason:*** For the avoidance of doubt and to ensure that the development is carried out in accordance with the application and in a satisfactory manner in the interests of the amenities of the area, in accordance with policy DM2 of the LMWLP and policy D2 of the NWLLP

2. Unless otherwise required pursuant to conditions of this permission, the development hereby permitted shall be carried out in accordance with the submitted application (as amended), documents and recommendations of reports, and the following plans:
  - a) Drawing No. KD.CLDHQ.D.001, titled 'Location Plan', dated February 2025;
  - b) Drawing No. KD.CLDHQ.D.002 titled 'Current Situation' dated February 2025;
  - c) Drawing No KD.CLDHQ.D.003, titled Block Proposals Plan dated March 2025;
  - d) Drawing No KD.CLDHQ.D.004, titled Concept Restoration Plan dated March 2025;
  - e) Hydrogeological Impact Assessment (report reference: 3490582 Rev01) produced by Envireau Water dated August 2025;
  - f) Flood Risk and Drainage Strategy (report reference: 3490582 Rev03) produced by Envireau Water dated 18 November 2025;
  - g) Landscape and Visual Impact Assessment produced by Kedd Limited dated July 2025;
  - h) Preliminary Ecological Appraisal (report reference: KD.CHQU.ER.001) produced by Kedd Limited dated March 2025;
  - i) Peregrine Survey (report reference: KD.CDHL.ER.003) produced by Kedd Limited dated July 2025;
  - j) Report Ref. KD.CHQU.ER.002, Kedd Limited, dated May 2025
  - k) Noise Monitoring Scheme produced by Breedon Trading Ltd dated October 2025;
  - l) Dust Action Plan produced by Breedon Trading Ltd dated October 2025;
  - m) Blasting Monitoring Scheme produced by Breedon Trading Ltd dated July 2025.
  - n) Written Scheme of Investigation (ref. 421.03523.00014), prepared by SLR, dated December 2014

**Reason:** *For the avoidance of doubt and to ensure that the development is carried out in a satisfactory manner.*

#### Duration

3. This permission shall be for a limited period expiring on 21/02/2042 when the development hereby permitted shall cease and any building(s) and works carried out under this permission are removed and the land reinstated in accordance with restoration details approved under condition no. 53 below.

**Reason:** *To provide for the completion and progressive restoration of the site within a specified timescale in the interest of the amenities of the area and in accordance with Policies DM3 and DM12 of the LMWLP and Policy En1 of the NWLLP.*

#### Working Programme and Phasing Details

4. The extraction of stone shall be limited to the area shaded and edged in purple, labelled 'Extent of Proposed Deepening to –145mAOD' as shown on Drawing No KD.CLDHQ.D.003, titled 'Block Proposals Plan' attached to and forming part of this permission.

**Reason:** *For the avoidance of doubt and to ensure that the development is carried out in accordance with the application in a satisfactory manner in the interests of the amenity of the area.*

5. No mineral shall be brought on to the site for processing purposes except that sand and other necessary raw materials not available from within the site may be imported for the purposes of manufacturing ready mixed concrete at Cloud Hill Quarry.

**Reason:** *For the avoidance of doubt and to ensure that the development is carried out in accordance with the application in a satisfactory manner in the interests of the amenity of the area.*

#### Approved Details

6. A copy of this permission, the plans and documents referred to in condition no. 2 above, including any other plans and documents subsequently approved in accordance with any condition of this permission, shall be kept available on site for the duration of the development.

**Reason:** *For the avoidance of doubt and to ensure the site operators are fully aware of the requirements of these conditions throughout the period of the development.*

7. Within 3 months of the development hereby approved, a construction environmental management plan (CEMP: Biodiversity) shall be submitted to, and approved in writing by, the local planning authority, in line with the Preliminary Ecological Appraisal (KEDD

Ltd, March 2025), The Badger Report (KEDD Ltd, May 2025) and The Peregrine Survey Report (KEDD Ltd, July 2025). The CEMP (Biodiversity) shall include the following:

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of “biodiversity protection zones”.
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

**Reason:** *To conserve and protect Priority Species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended), and in accordance with DM1, DM2 and DM7 of the Leicestershire Minerals and Waste Local Plan (LMWLP), policy En1 of the North West Leicestershire Local Plan (NWLLP) and paragraph 193 of the NPPF (December 2024)*

8. The existing screening landform, as detailed in drawing nos. KD.CLDHQ.D.002 ‘Current Situation’, dated February 2025 and KD.CLDHQ.D.003 ‘Block Proposals’, dated March 2025, shall be retained and maintained for the duration of the operations hereby approved. Any alterations to the screening landform shall be submitted to and approved by the Mineral Planning Authority

**Reason:** *For the avoidance of doubt and to ensure that the development is carried out in accordance with the application in a satisfactory manner in the interests of the amenity of the area.*

#### Restriction of Permitted Development Rights

9. Notwithstanding the provisions of part 17 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015 or any order revoking and re-enacting that Order, with or without modification no fixed plant or machinery, buildings, structures and erections shall be erected, extended, installed or replaced at the site;

and no lights or fences shall be installed or erected at the site without the prior written approval of the Mineral Planning Authority.

**Reason:** *In the interests of the amenity of the area, in accordance with Policy DM2 of the LMWLP and Policy D2 of the NWLLP*

#### Hours of Operation

10. Unless otherwise agreed in writing by the Mineral Planning Authority, the hours of operations within the site shall be as follows:
- a) operations (other than water pumping, servicing, environmental monitoring and management, maintenance and testing of plant) shall only be carried out between the hours of 0700 and 1800 Monday to Friday and 0700 and 1200 on Saturday;
  - a) servicing, maintenance and testing of plant shall only be carried out at Cloud Hill Quarry between the hours of 0700 and 2300 Monday to Friday and 0700 and 1700 on Saturday and 0800 and 1700 on Sundays or public or bank holidays.
  - b) Except as provided above and other than environmental monitoring and water pumping at the site, no other operations shall take place on Sundays or public or bank holidays.
  - c) Any operations which need to be carried out outside the specified hours in order to maintain safe working conditions shall be notified to the Mineral Planning Authority within 72 hours of its occurrence together with details of the reasons why operations were necessary.

**Reason:** *To protect the amenities of local residents and in the interests of the local environment, in accordance with policy DM2 of the LMWLP and policy D2 of the NWLLP.*

#### Access

11. There shall be no vehicular access to or from the site for any purpose in connection with the development hereby permitted except by means of the existing main quarry access off Stocking Lane.

**Reason:** *For clarity and in the interests of highway safety, to ensure safe access and egress to and from the site and to comply with policy DM9 of the LMWLP.*

12. Visibility splays of 2.4 x 120 metres to the centreline of the highway to the left of the quarry access (off Stocking Lane) and 2.4 x 100m to the nearside edge of the carriageway to the right of the quarry access shall be permanently maintained in accordance with the standards contained in the current County Council design guide.

Nothing shall be allowed to grow above a height of 0.6 metres above ground level within the visibility splays.

**Reason:** *For clarity and in the interests of highway safety, to ensure safe access and egress to and from the site and to comply with policy DM9 of the LMWLP*

13. No HGVs shall leave the site without first passing through an efficient wheel cleaning system to ensure that no deleterious material is deposited on the public highway.

**Reason:** *To ensure that deleterious material is not carried onto the public highway in the interests of highway safety and local amenity, in accordance with policies DM2 and DM9 of the LMWLP and policy IF4 of the NWLLP.*

14. The design and construction of any access works shall be such that no surface water enters the public highway. The surfacing of the site accesses shall be maintained in a good state of repair and kept clean and free of mud and other debris at all times throughout the duration of the operations hereby permitted.

**Reason:** *In the interests of highway safety and safeguarding the local environment, in accordance with policies DM2 and DM9 of the LMWLP and policies D2 and IF4 of the NWLLP*

15. No public roads shall be used for the transportation of overburden or soils between any areas within the application site.

**Reason:** *In the interests of highway safety and safeguarding the local environment, in accordance with policies DM2 and DM9 of the LMWLP and policies D2 and IF4 of the NWLLP*

16. All heavy vehicles (over 7.5 tonnes unladen) leaving via the site access onto Stocking Lane shall turn right only.

**Reason:** *To ensure the site is accessed with due regard to highway safety and the local environment, in accordance with policies DM2 and DM9 of the LMWLP, and policy IF4 of the NWLLP.*

17. No loaded vehicles shall leave the site and enter the public highway unsheeted, except those carrying stone in excess of 75mm in diameter. All loads shall be evenly filled and levelled to avoid spillage when in motion.

**Reason:** *In the interests of highway safety and safeguarding the local environment, in accordance with policies DM2 and DM9 of the LMWLP and policies D2 and IF4 of the NWLDC Local Plan.*

Rights of Way

18. Rights of Way and Permissive Paths shall be implemented as detailed in Drawing Nos. KD.CLDHQ.D.002, 003 and 004. Any operations affecting the Rights of Way network involving the stopping up of routes, temporary closures, provision of diverted routes, new permissive and dedicated routes and the proposed cycle path shall only be undertaken with the written approval of the Mineral Planning Authority.

***Reason:*** *In the interests of protecting users of the rights of way network, in accordance with policy DM10 of the LMWLP.*

#### Dust

19. All operations shall be carried out in a manner which minimises the emission of dust from the site. In order to minimise any dust created by site activities, the following steps shall be taken as appropriate:

- a) all haul roads within the site to be watered as necessary to control dust from internal traffic movements.
- b) water bowser to be available for use on site at all times.
- c) meteorological conditions to be monitored.
- d) volume of water applied to road surface to be monitored and adjusted according to weather conditions.
- e) any dry, exposed material to be watered as necessary in dry and windy conditions.
- f) haul roads to be compacted, graded and maintained.

***Reason:*** *To minimise the adverse impact of dust generated by the operations on the local community and environment and to comply with policy DM2 of the LMWLP.*

20. At such times as operations on site give rise, in the opinion of the Mineral Planning Authority, to unacceptable levels of dust leaving the site, such as during adverse weather conditions due to strong winds combined with dry weather, operations shall be temporarily suspended until such time as they can be resumed without causing nuisance, either by a change in working, weather conditions or by taking other additional measures.

***Reason:*** *To minimise the adverse impact of dust generated by the operations on the local community and environment and to comply with policy DM2 of the LMWLP.*

21. The monitoring and control of Dust at the application site shall be carried out in accordance with the Dust Action Plan dated October 2025. The Dust Action Plan shall be reviewed by the operator, in consultation with the Mineral Planning Authority, at 2 yearly intervals from the date of this permission and any revisions deemed appropriate shall be submitted to the Mineral Planning Authority for formal approval in writing. The scheme as further approved shall be implemented in full.

**Reason:** *To minimise the adverse impact of dust generated by the operations on the local community and environment, in accordance with Policies DM2 and DM11 of the LMWLP and policies D2 and En6 of the NWLLP.*

### Noise

22. Measures shall be taken within the site to ensure that the best practicable means are used to control the emission of noise from the site and to ensure so far as is reasonably practicable that the operations carried out within the site do not give rise to nuisance at nearby residential properties.

**Reason:** *To minimise the adverse impact of noise from site operations and to provide for the monitoring of the impact in the interests of protecting local amenity and to comply with policy DM2 of the LMWLP.*

23. Between the hours of 0700 and 1900 Monday to Friday and 0700 and 1700 Saturday, the noise levels arising from the development (with the exception of temporary operations identified in Condition No. 24 below) shall not exceed 50db (LAeq) (1 Hour), freefield at any noise sensitive property.

**Reason:** *To minimise the adverse impact of noise from site operations and to provide for the monitoring of the impact in the interests of protecting local amenity and to comply with policy DM2 of the LMWLP.*

24. Noise levels arising from temporary operations, such as soil stripping, and the construction and removal of soil/overburden mounds, shall be minimised as far as is reasonably practicable and shall not exceed 70db (LAeq) (1 hour), freefield at any noise sensitive property. Temporary operations which exceed the normal day to day criterion set out in Condition No. 23 above shall only be carried out between the hours of 0900 and 1700 Monday to Friday and shall be limited to a total of 8 weeks in any 12-month period for any individual noise sensitive property. Advance notice of the commencement of such temporary operations shall be given to the Mineral Planning Authority and the Environmental Health Authority.

**Reason:** *To minimise the adverse impact of noise from site operations and to provide for the monitoring of the impact in the interests of protecting local amenity and to comply with policy DM2 of the LMWLP.*

25. Any pumps which must be operated outside hours of operation specified in Condition No. 23 above shall be operated and sited so as to minimise impact on residents from noise.

**Reason:** *To minimise the adverse impact of noise from site operations in the interests of protecting local amenity and to comply with policy DM2 of the LMWLP.*

26. All vehicles, plant and machinery operated within the site shall be maintained in accordance with the manufacturer's specification at all times and shall be fitted with and use effective silencers. Any breakdown or malfunction of silencing equipment shall be treated as an emergency and should be dealt with immediately. Where a repair cannot be effected within a reasonable period, the equipment affected should be taken out of service and replaced with equipment which functions to the satisfaction of the Mineral Planning Authority.

***Reason:*** *To minimise the adverse impact of noise from site operations in the interests of protecting local amenity and to comply with policy DM2 of the LMWLP.*

27. All audible warning devices fitted to mobile plant, vehicles and fixed plant and machinery, whilst affording suitable safety, should be of a design that does not cause unreasonable noise intrusion to residential areas.

***Reason:*** *To minimise the adverse impact of noise from site operations in the interests of protecting local amenity and to comply with policy DM2 of the LMWLP.*

28. Noise monitoring of site operations shall be undertaken in accordance with the Noise Monitoring Scheme dated October 2025 in respect of the frequency of monitoring. All noise monitoring records and results shall be provided to the Mineral Planning Authority in accordance with the approved scheme. The monitoring scheme shall be kept under regular review and may be varied or amended by agreement with the Mineral Planning Authority.

***Reason:*** *To minimise the adverse impact of noise from site operations and to provide for the monitoring of the impact in the interests of protecting local amenity and to comply with policy DM2 of the LMWLP.*

### Blasting

29. Except in an emergency, no quarry blasting shall be carried out within the site other than between the hours of 1100–1700 Monday to Friday provided that no blasting shall take place during hours of darkness. No quarry blasting shall take place on any Saturday, Sunday, Public or Bank Holiday. Any emergency quarry blasting needed to be carried out outside the specified hours shall be notified to the Mineral Planning Authority within 72 hours of its occurrence together with details of the reasons as to why it was necessary. Quarry blasting shall normally be carried out at a regular time which shall be displayed at locations to be agreed with the Mineral Planning Authority. Audible warning shall be given prior to the commencement of any blasting operations.

***Reason:*** *To minimise the adverse impact of blasting on the local community and environment, in accordance with policies DM2 and DM11 of the LMWLP and policies D2 and En6 of the NWLLP.*

30. No ground vibrations resulting from blasting shall exceed 6.0 mm per second peak particle velocity (PPV) with an upper 95% confidence level. measured over any period of 6 months. No individual blast shall result in ground vibration exceeding 10.0 mm/s ppv in any of the three planes of measurement at any residential property located in the three sensitive locations identified in section 2.2.1 of the 'Blast Monitoring Scheme', dated July 2025. In the event that 6.0mm per second peak particle velocity is exceeded at any monitoring location, the operator shall inform the Mineral Planning Authority as soon as possible and provide details of investigations undertaken within 7 days.

**Reason:** *To minimise the adverse impact of blasting generated by the operations on the local community and environment, in accordance with policies DM2 and DM11 of the LMWLP and policies D2 and En6 of the NWLLP.*

31. Every blast shall be designed to minimise noise and air overpressure by use of the latest available techniques with the aim that air overpressure should not exceed 120dB peak linear as measured externally at any residential property under normal atmospheric conditions.

**Reason:** *To minimise the adverse impact of blasting generated by the operations on the local community and environment, in accordance with policies DM2 and DM11 of the LMWLP and policies D2 and En6 of the NWLLP.*

No secondary blasting shall be carried out within the site the subject of this permission.

**Reason:** *To minimise the adverse impact of blasting generated by the operations on the local community and environment, in accordance with policies DM2 and DM11 of the LMWLP and policies D2 and En6 of the NWLLP.*

32. Monitoring of all blasting within Cloud Hill Quarry shall be undertaken in accordance with the approved scheme – 'Blast Monitoring Scheme' dated July 2025. All blast monitoring results shall be provided to the Mineral Planning Authority in accordance with the approved scheme. The monitoring scheme shall be kept under regular review and may be varied or amended by agreement with the Mineral Planning Authority.

**Reason:** *To enable the blasting effects of the development to be adequately monitored during the course of the operations, in accordance with policies DM2 and DM11 of the LMWLP and policies D2 and En6 of the NWLLP.*

#### Other Environmental Protection

33. Measures shall be taken and the development carried out in such a manner as to ensure that, so far as is reasonably practicable, the operations carried out within the site do not give rise to nuisance at nearby residential properties by reason of

illumination. So far as is reasonably practicable, lights shall not be directed beyond the boundaries of the site, particularly during hours of darkness.

**Reason:** *In the interests of the amenity of the area, in accordance with Policy DM2 of the LMWLP and Policy D2 of the NWLLP.*

#### Residential Occupancy of Rock Cottages

34. The properties known as Rock Cottages (as shown on Plan no. CL98-D1 accompanying the letter from John German dated 21st August 1996) shall remain unoccupied for residential purposes.

**Reason:** *In the interests of the amenity of the area, in accordance with Policy DM2 of the LMWLP and Policy D2 of the NWLLP.*

#### Water Protection and Pollution

35. Throughout the period of working, restoration and aftercare, all reasonable steps shall be taken to ensure that drainage from areas adjoining the site is not impaired or rendered less efficient by the operations hereby permitted. All reasonable steps, including the provision of any necessary works, shall be taken to prevent damage by erosion or flooding and to make proper provision for the disposal of all water entering, arising on or leaving the site during the permitted operations. The development shall be implemented in accordance with the recommendations and mitigation measures set out in document ref. 3490582 Breedon Cloud Hill HIA (dated 11/08/2025) and 3490582 RPT Cloud Hill FRADS – Final (dated 18/11/25).

**Reason:** *To ensure adequate drainage of the site and to prevent flooding by ensuring the satisfactory storage of and disposal of surface water from the site in accordance with policy DM2 of the LMWLP, policies CC2 & CC3 of the NWLLP and paragraph 170 of the NPPF (December 2024).*

36. A strip of land 8 metres wide adjacent to the top of the watercourse which adjoins the western boundary of the proposed extension area at Cloud Hill Quarry shall be kept clear of development. No raising of existing ground levels shall take place within this strip of land.

**Reason:** *To prevent pollution to the water environment and to comply with policy DM2 of the LMWLP.*

37. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound shall be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound shall be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, plus 10%. All filling

points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework shall be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets shall be detailed to discharge downwards into the bund.

**Reason:** *To prevent pollution to the water environment and to comply with policy DM2 of the LMWLP.*

### Landscaping

38. All trees, shrubs and hedges along the boundaries of the site, together with any other trees, shrubs and hedges which are to remain undisturbed, shall be retained, made stockproof (where required), protected and maintained throughout the duration of the operations hereby permitted except for any tree that may be felled for the purposes of good woodland management. Whilst operations, including the passage of vehicles, are occurring within the vicinity of the trees and hedges to be retained, protective fences shall be erected around the trees and hedges at a distance equivalent to not less than the existing spread of the branches from the trunk and in any case not less than 3 metres. The land between the fence and the trees and hedges shall be left completely undisturbed and no trees shall be used as an anchorage and no items shall be fixed to any tree. Maintenance shall include the replacement of any tree, shrub or hedge that may die or become seriously damaged or diseased or be removed with a plant or similar type within the next available planting season; allowing hedgerows to grow to enhance their effectiveness as visual screens, and the identification and tagging of individual saplings within hedgerows and then allowing them to grow.

**Reason:** *To protect visual amenity and provide for management of the site boundary features in accordance with policies DM3 of the LMWLP.*

39. The felling of trees shall be restricted to the minimum that is necessary for efficient operational purposes in order to carry out the proposed development. No hedgerows shall be removed in the bird nesting period.

**Reason:** *To ensure the successful establishment of landscaping at the site in the interests of assimilating it into the surrounding landscape and the visual amenity of the area and to comply with policies DM5 and DM12 of the LMWLP.*

40. Within 6 months of the date of this permission, an updated landscape enhancement scheme and Woodland Management Plan for retained woodland, trees, shrubs and hedges shall be submitted to the Mineral Planning Authority for approval. Planting proposals contained in the scheme shall be implemented in the first available planting season following its approval.

**Reason:** *To ensure the successful establishment of landscaping, to minimise the effects on nature conservation interests, including protected species, woodland, veteran trees, hedgerows and to protect the visual amenity of the area at the site in the interests of assimilating it into the surrounding landscape in accordance with policies DM5, DM7 and DM12 of the LMWLP and paragraph 186 of the NPPF.*

41. All existing woodland, trees, shrubs or hedges within the Applicant's control shall be retained, protected and maintained throughout the duration of the operations hereby permitted. Any plants which die, or are removed or become seriously damaged or diseased, shall be replaced with others of a similar size and species within the next available planting season.

**Reason:** *To ensure the successful establishment of landscaping at the site in the interests of assimilating it into the surrounding landscape and the visual amenity of the area and to comply with policies DM5 and DM12 of the LMWLP.*

#### Geology

42. Prior to the cessation of pumping of the site, a scheme for the monitoring, surveying and recording of the geological SSSI at Cloud Hill Quarry shall be submitted for the written approval of the Mineral Planning Authority. The scheme shall be implemented in full immediately following approval and shall be reviewed on a five-yearly basis following approval.

**Reason:** *To minimise the effects on geological conservation interests and provide access to the key geodiversity features, in accordance with policy DM7 of the LMWLP*

43. Within 3 months of the date of this permission, a dust monitoring scheme for Cloud Wood SSSI shall be submitted to the Mineral Planning Authority for its approval. Monitoring shall be carried out in accordance with the approved scheme. In the event that dust is, in the opinion of the Mineral Planning Authority, causing an adverse impact on the SSSI, appropriate measures shall be taken to reduce the impact to the satisfaction of the Mineral Planning Authority.

**Reason:** *To minimise the adverse impact of dust generated by the operations on the SSSI in accordance with policy DM2 and DM7 of the LMWLP.*

44. The habitat improvement and management scheme shall be undertaken in full accordance with the 'Review of Habitat Improvement and Five-Year Management Plan' prepared by EMEC Ecology and approved by the Mineral Planning Authority on 04/01/08. The land shall be managed in accordance with the approved scheme throughout the duration of the quarry operations hereby permitted.

**Reason:** *To safeguard and monitor the effects of the development on the local habitats, in accordance with policies DM2 and DM7 of the LMWLP, policy En1 of the NWLLP and paragraph 193 of the NPPF (December 2024).*

### Archaeology

45. The implementation of a programme of archaeological work in accordance with the written scheme of investigation (ref. 421.03523.00014, dated December 2014) shall be undertaken in accordance with the details approved by the Mineral Planning Authority on 27th April 2015, 20th June 2017 and 28th March 2018. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition.

**Reason:** *To ensure protection of the archaeological assets in the site through a phased programme of investigation, in accordance with Policy DM8 of the MWLP and Policy He1 of the NWLLP.*

### Soil Stripping and Handling

46. Soil movement operations shall only be carried out when the full volume of soil involved is in a dry and friable condition, i.e. the soil is in a non-plastic state such that damage to its structure shall be avoided. Conditions shall be sufficiently dry for the topsoil to be separated from the subsoil without any difficulty. No movement of topsoil or subsoil shall occur during the period October–April (inclusive) unless agreed in writing by the Mineral Planning Authority.

**Reason:** *In the interests of the protection of the soil resource in accordance with policy DM6 of the LMWLP and paragraph 187) of the National Planning Policy Framework (2024).*

47. No plant or vehicles shall cross any area of unstripped topsoil or subsoil except where such trafficking is unavoidable in undertaking soil handling operations hereby permitted. Where trafficking does occur, it shall be kept to the essential minimum and all available topsoil (and subsoil) shall be stripped from that part where trafficking occurs.

**Reason:** *In the interests of the protection of the soil resource in accordance with policy DM6 of the LMWLP and paragraph 187) of the National Planning Policy Framework (2024).*

48. Before topsoils and subsoils are stripped from any part of the site, a scheme of soil movement shall be submitted to, and approved in writing by, the Mineral Planning Authority. Such a scheme shall identify the origin, intermediate storage and final use of soils, as defined by soil units, together with details balancing the quantities, depths, and areas involved. Soil movements shall be carried out in accordance with the approved scheme.

**Reason:** *In the interests of the protection of the soil resource in accordance with policy DM6 of the LMWLP and paragraph 187) of the National Planning Policy Framework (2024).*

49. Topsoil and subsoil shall be separately stripped to their full depth and shall wherever possible be immediately respread in their correct sequence to the same settled depth. If immediate respreading is not practicable, the topsoil and subsoil shall be stored separately for subsequent use.

**Reason:** *In the interests of the protection of the soil resource in accordance with policy DM6 of the LMWLP and paragraph 187) of the National Planning Policy Framework (2024).*

#### Soil Storage

50. All topsoil, subsoil, imported soils and soil making materials shall each be stored in separate mounds which do not overlap. Mounds shall be located in positions specified and agreed with the Mineral Planning Authority in advance. Topsoil mounds shall not exceed 3 metres in height and subsoil mounds shall not exceed 5 metres in height.

**Reason:** *To minimise structural damage and compaction of the soil and to aid the final restoration of the site, accordance with policy DM6 of the LMWLP and paragraph 187) of the National Planning Policy Framework (2024).*

51. All soil storage mounds shall be constructed with only the minimum amount of compaction necessary to ensure stability, and shall not be traversed by heavy vehicles or machinery except where essential for purposes of mound construction or removal for restoration purposes.

**Reason:** *To minimise structural damage and compaction of the soil and to aid the final restoration of the site, in accordance with policy DM6 of the LMWLP and paragraph 187) of the National Planning Policy Framework (2024).*

52. All storage mounds that will remain in situ for more than 6 months or over winter are to be seeded in accordance with a specification agreed with the Mineral Planning Authority prior to bund construction. Mounds shall be managed throughout the period of storage to maintain satisfactory vegetation cover, weed control and to avoid erosion or waterlogging.

**Reason:** *To minimise structural damage and compaction of the soil and to aid the final restoration of the site, in accordance with policy DM6 of the LMWLP and paragraph 187) of the National Planning Policy Framework (2024).*

#### Restoration and Aftercare

53. Within one year of the date of this permission, a scheme for the final restoration of the quarry (comprising all the land edged in both blue and red on Drawing No. KD.CLDHQ.D.002), based on proposals shown on the Conceptual Restoration Masterplan (Drawing No. KD.CLDHQ.D.004) and include details of:
- a) final contours including West-East and North-South cross sectional bank profiles of the proposed water body indicating mean water level;
  - b) the treatment of exposed quarry benches and side slopes within the quarry void;
  - c) details of the removal or retention of buildings or structures;
  - d) the treatment of hard surfaced areas;
  - e) tree and shrub planting (including species, provenance, spacings, sizes and planting specification);
  - f) drainage;
  - g) proposals for the creation and management of grassland and other habitats which contribute to local biodiversity targets;
  - h) retention of any geological features;
  - i) measures to ensure that the restored site does not increase the bird strike risk to aircraft operating to or from East Midlands Airport. Such measures shall include no future creation of islands, peninsula or incipient peninsulas either by design or inadvertently; no feeding of wildfowl; and the implementation of a positively managed grassland, through the introduction of wildflower meadows;
  - j) the phasing and the anticipated timescale for completion of restoration works;
  - k) maintenance and aftercare proposals including details of the cutting/grazing regime for grassland areas; and
  - l) a programme of implementation.

The site shall be restored in accordance with the approved scheme.

**Reason:** *To ensure that the overall quarry complex is landscaped after being restored in the interests of assimilating it into the surrounding landscape and that the operational site areas are reclaimed in an orderly manner to a condition capable of beneficial after-use in order to comply with policies DM5 and DM12 of the LMWLP.*

54. Planting in accordance with scheme approved in condition no. 53 above shall be carried out, as far as reasonably practicable, within the first available planting season following the restoration of any substantial part of the site. All trees, shrubs and hedges planted in accordance with the approved scheme shall be maintained for a period of five years following planting and such maintenance shall include the replacement of any trees or shrubs that may die or be seriously damaged or become seriously diseased.

**Reason:** *To ensure the successful establishment of landscaping at the site in the interests of assimilating it into the surrounding landscape and the visual amenity of the area and to comply with policies DM5 and DM12 of the LMWLP.*

55. All buildings, plant, structures, machinery, hardstandings, and roads shall be removed from the existing Plant Site within 12 months of the completion of mineral extraction.

**Reason:** *To ensure the successful establishment of landscaping at the site in the interests of assimilating it into the surrounding landscape and the visual amenity of the area and to comply with policies DM5 and DM12 of the LMWLP.*

56. Following the restoration of any part of the quarry complex in accordance with condition no.53 above, the restored land shall be treated and managed over a period of at least 5 years in accordance with an after-care scheme which has previously been submitted to, and approved in writing by, the Mineral Planning Authority.

**Reason:** *To ensure that those parts of the site that have been restored are subject to a programme of aftercare that has been approved by the Mineral Planning Authority in the interests of agricultural land quality and nature conservation and to ensure that the development does not result in any net gain of landscape features that will be attractive to species of birds that are known hazards to aircraft. To comply with policies DM2 and DM12 of the LMWLP.*

57. Before 31st May of every year during the aftercare period and every subsequent anniversary, the Mineral Planning Authority shall be provided with a detailed aftercare programme for approval by the Mineral Planning Authority, which includes:

- i. proposals for managing the land in accordance with the rules of good husbandry including planting, cultivating, seeding, fertilising, draining, watering or otherwise treating the land for the forthcoming twelve months;
- ii. a record of aftercare operations carried out on the land during the previous twelve months.

The aftercare programme shall be carried out in accordance with the approved details.

**Reason:** *To ensure a suitable regime of aftercare is pursued to comply with the requirements of Schedule 5 of the Town and Country Planning Act 1990, as amended in order to bring each phase of restored land to the required standard for agriculture and nature conservation and to comply with policies DM7 and DM12 of the LMWLP.*

58. A site meeting shall be arranged before 30th June of every year during the aftercare period to discuss and agree the aftercare programme submitted and approved with the condition 58 above. This meeting shall be attended by the person(s) responsible for undertaking the aftercare steps.

**Reason:** *To ensure a suitable regime of aftercare is pursued to comply with the requirements of Schedule 5 of the Town and Country Planning Act 1990, as amended in order to bring each phase of restored land to the required standard for agriculture, woodland and nature conservation.*

59. Access shall be afforded at all reasonable times to allow personnel nominated by the Mineral Planning Authority and East Midlands Airport to observe measures taken to ensure that the quarry complex is not giving rise to increased bird strike risk to aircraft operating to or from Nottingham East Midlands Airport.

**Reason:** *To minimise the risk of bird strike for aircraft operating to and from East Midlands Airport.*

#### Temporary Restoration

60. In the event of a cessation of winning and working of minerals prior to the achievement of the completion of the approved scheme as defined in this permission, and which in the opinion of the Mineral Planning Authority constitutes a permanent cessation within the terms of paragraph 3 of Schedule 9 of the Town and Country Planning Act 1990, a revised scheme to include details of reclamation and aftercare shall be submitted in writing for approval to the Mineral Planning Authority within six months of the cessation of winning and working. The approved revised scheme shall be fully implemented within 12 months of the written approval.

**Reason:** *To enable the Mineral Planning Authority to control the development and to ensure that the land is restored to a condition capable of beneficial after-use, in accordance with policy DM12 of the LMWLP.*

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## DEVELOPMENT CONTROL AND REGULATORY BOARD

19<sup>th</sup> March 2026

### REPORT OF THE CHIEF EXECUTIVE

#### DELEGATED DECISIONS ISSUED 1<sup>st</sup> July 2025 – 31<sup>st</sup> December 2025

| <b>Application</b>                        | <b>Applicant and Location</b>   | <b>Description</b>  | <b>Delegated</b>  |
|---|---|---|---|
| 2025/01402/07<br>(2025/VOCM/01<br>15/LCC) | Severn Trent Water Limited -<br>Snarestone Sewage<br>Treatment Works,<br>Snarestone Road,<br>Snarestone, DE12 7BZ | Variation of 2023/01538/07<br>(2023/CM/0118/LCC) Condition 3<br>(amendments to approved plans<br>and documents); and Condition<br>12 (site operation hours).  | <u>Received:</u> 26/08/2025<br><u>Resolution:</u> 24/11/2025<br><u>Decision Date:</u> 24/11/2025<br><u>Decision:</u> Approved<br><u>Total weeks</u><br><u>For Determination:</u> 13 |
| 2025/00895/07<br>(2025/VOCM/00<br>79/LCC) | SUEZ Recycling and<br>Recovery UK Ltd - Lount<br>Landfill Site, Nottingham<br>Road, Lount, LE65 1SD               | Variation of condition 4 of<br>planning permission<br>2018/0710/07 (A Section 73<br>application to vary conditions 2<br>and 5 attached to planning<br>permission 2000/0219/07.<br>Extension of the existing gas<br>engines life span for a further 7<br>years and regularise the site<br>layout)        | <u>Received:</u> 24/06/2025<br><u>Resolution:</u> 19/09/2025<br><u>Decision Date:</u> 19/09/2025<br><u>Decision:</u> Approved<br><u>Total weeks</u><br><u>For Determination:</u> 12 |
| 2025/00820/07<br>(2025/VOCM/00<br>74/LCC) | Tarmac Trading Limited -<br>Lockington Quarry, Warren<br>Lane, Lockington. DE74 2RG                               | Variation of conditions 2<br>(duration), 3 (working and<br>phasing) and 62 (restoration) of<br>planning consent 2019/2291/07<br>for extraction of sand and gravel<br>from an extension to Lockington<br>Quarry and restoration to<br>agriculture, lakes and woodland<br>using imported inert materials. | <u>Received:</u> 30/05/2025<br><u>Resolution:</u> 18/11/2025<br><u>Decision Date:</u> 18/11/2025<br><u>Decision:</u> Approved<br><u>Total weeks</u><br><u>For Determination:</u> 25 |
| 2025/00383/04<br>(2025/VOCM/00<br>39/LCC) | Tarmac Trading Limited -<br>Cadeby Quarry, Brascote<br>Lane, Cadeby, Market<br>Bosworth, CV13 0BB                 | Variation of conditions 2, 3 and<br>28 of planning permission<br>reference 2018/0750/04 to vary<br>the approved restoration and<br>aftercare details and to extend<br>the deadline for completion of<br>restoration to 31st December<br>2026.   | <u>Received:</u> 27/03/2025<br><u>Resolution:</u> 01/07/2025<br><u>Decision Date:</u> 01/07/2025<br><u>Decision:</u> Approved<br><u>Total weeks</u><br><u>For Determination:</u> 14 |

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| 2025/00382/04<br>(2025/VOCM/0034/LCC)   | Tarmac Trading Limited - Cadeby Quarry, Brascote Lane, Cadeby, Market Bosworth, CV13 0BB                     | Variation of Conditions 1, 2, 36 and 37 of planning permission reference 2019/1418/04, to revise the approved restoration scheme, provision of an updated landscaping and aftercare scheme and extension of the restoration deadline to 31st December 2026.  | <u>Received:</u> 24/03/2025<br><u>Resolution:</u> 02/07/2025<br><u>Decision Date:</u> 02/07/2025<br><u>Decision:</u> Approved<br><u>Total weeks</u><br><u>For Determination:</u> 14 |
| 2025/00628/03<br>(2025/VOCM/0033/LCC)   | Tarmac Trading Limited - Shawell Quarry, Gibbet Lane, Shawell, LE17 6AA                                      | Variation of condition 3 of planning permission reference 2015/0295/03 to extend the deadline for restoration of the site (Fields Farm Area) to 31st May 2026.   | <u>Received:</u> 24/03/2025<br><u>Resolution:</u> 14/07/2025<br><u>Decision Date:</u> 14/07/2025<br><u>Decision:</u> Approved<br><u>Total weeks</u><br><u>For Determination:</u> 16 |
| 2025/00629/03<br>(2025/VOCM/0032/LCC)   | Tarmac Trading Limited - Shawell Quarry, Gibbet Lane, Shawell, LE17 6AA                                      | Variation of Condition 4 of planning permission reference 2019/1891/03 to extend the period for restoration of the land (east of the A426) until the 31st December 2025.   | <u>Received:</u> 24/03/2025<br><u>Resolution:</u> 01/07/2025<br><u>Decision Date:</u> 01/07/2025<br><u>Decision:</u> Approved<br><u>Total weeks</u><br><u>For Determination:</u> 14 |
| 2025/00900/07<br>(2025/Reg3Ma/0088/LCC) | Leicestershire County Council - Greenstone Primary School, Sence Valley Road, Ellistown, Coalville, LE67 1HQ | Provision of 1.8m high galvanised 'bow-top' fencing and gates to the new school's frontage/plaza area as shown on attached proposals drawing.  | <u>Received:</u> 25/06/2025<br><u>Resolution:</u> 15/08/2025<br><u>Decision Date:</u> 15/08/2025<br><u>Decision:</u> Approved<br><u>Total weeks</u><br><u>For Determination:</u> 7  |
| 2025/1602/02<br>(2025/Reg3Ma/0090/LCC)  | Leicestershire County Council Operational Property - Beaumanor Hall, Beaumanor Drive, Woodhouse, LE12 8TX    | Replacement of existing roller ramp with new alternative   | <u>Received:</u> 29/07/2025<br><u>Resolution:</u> 07/11/2025<br><u>Decision Date:</u> 07/11/2025<br><u>Decision:</u> Approved<br><u>Total weeks</u><br><u>For Determination:</u> 14 |
| 2025/0636/01<br>(2025/Reg3Ma/0085/LCC)  | Leicestershire County Council - Stokes C Of E Primary School Queens Road Blaby LE8 4EG                       | Proposed subdivision of Blaby Stokes CE Primary School to provide a new SEN school. Proposed associated external works to include; a new car park, new passing place to existing access road, new entrance canopy, replacement of existing playground canopy, resurfaced playground areas, new fencing, new planting margin to subdivide the school sites. | <u>Received:</u> 27/06/2025<br><u>Resolution:</u> 20/11/2025<br><u>Decision Date:</u> 20/11/2025<br><u>Decision:</u> Approved<br><u>Total weeks</u><br><u>For Determination:</u> 21 |

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| 2025/1036/02<br>(2025/Reg3Ma/<br>0060/LCC) | Leicestershire County Council - Hallam Fields Primary School, Long Meadow Way, Birstall, LE4 3LL   | Side extensions to existing school to provide: a foundation classroom, ancillary spaces, studio room, Key Stage 2 classrooms x 6, additional toilets and a group room.<br>Reconfiguration of carpark for an extra 15 spaces, reconfigured bin store, relocated cycle shelter and replacement hard play to the rear of the school. | <u>Received:</u> 30/04/2025<br><u>Resolution:</u> 30/07/2025<br><u>Decision Date:</u> 30/07/2025<br><u>Decision:</u> Approved<br><u>Total weeks</u><br><u>For Determination:</u> 13 |
| 2025/00719/06<br>(2025/PSI/0058/<br>LCC)   | Leicestershire County Council - Long Field School, Ambleside Way, Melton Mowbray, LE13 0BN         | Construction of new 2 storey teaching block complete with external works to car parks and hard play areas.  | <u>Received:</u> 02/05/2025<br><u>Resolution:</u> 22/08/2025<br><u>Decision Date:</u> 22/08/2025<br><u>Decision:</u> Approved<br><u>Total weeks</u><br><u>For Determination:</u> 16 |
| 2025/01174/03<br>(2025/CM/0102/<br>LCC)    | Melton Renewable Energy UK Limited - Shawell Quarry, Gibbet Lane, Shawell, LE17 6AA                | Retrospective planning application for a minor extension (97.41 m <sup>2</sup> ) to the existing landfill gas compound at Cotesbach Landfill to accommodate a 1000 m <sup>3</sup> /hr enclosed flare.   | <u>Received:</u> 30/07/2025<br><u>Resolution:</u> 09/10/2025<br><u>Decision Date:</u> 09/10/2025<br><u>Decision:</u> Approved<br><u>Total weeks</u><br><u>For Determination:</u> 10 |
| 2025/1520/02<br>(2025/CM/0092/<br>LCC)     | Severn Trent Water Ltd - Wanlip Sewage Treatment Works Fillingate Road, Wanlip, Leicester, LE7 4PF | Installation of 12 no. kiosks, 1 no. National Grid Electricity Distribution substation building, 1 no. Tertiary Solids Removal interception chamber, 8 no. lightning masts, and 1 no. flood compensatory storage area at Wanlip Sewage Treatment Works.   | <u>Received:</u> 10/07/2025<br><u>Resolution:</u> 17/10/2025<br><u>Decision Date:</u> 17/10/2025<br><u>Decision:</u> Approved<br><u>Total weeks</u><br><u>For Determination:</u> 14 |
| 2025/1322/02<br>(2025/CM/0069/<br>LCC)     | The REMET Company Limited - Remet Company Ltd, Ingleberry Road, Shepshed, LE12 9DE                 | Full planning application for the change of use of the building and associated storage yard to allow the delivery, storage and processing and recycling of used electrical cables.  | <u>Received:</u> 18/06/2025<br><u>Resolution:</u> 05/11/2025<br><u>Decision Date:</u> 05/11/2025<br><u>Decision:</u> Approved<br><u>Total weeks</u><br><u>For Determination:</u> 20 |
| 2025/1321/02<br>(2025/CM/0068/<br>LCC)     | TBD Morris Environmental Limited - Tbd Morris, Ingleberry Road, Shepshed, LE12 9DE                 | Full planning application for the change of layout and alterations to the existing waste transfer operations for inert and non-hazardous waste and associated vehicle repairs.  | <u>Received:</u> 18/06/2025<br><u>Resolution:</u> 05/11/2025<br><u>Decision Date:</u> 05/11/2025<br><u>Decision:</u> Approved<br><u>Total weeks</u><br><u>For Determination:</u> 20 |

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**DEVELOPMENT CONTROL AND REGULATORY BOARD**

**19<sup>th</sup> March 2026**

**REPORT OF THE DIRECTOR OF ENVIRONMENT AND TRANSPORT**

**DELEGATED ENFORCEMENT NOTICES ISSUED**

**1<sup>st</sup> July 2025 to 31<sup>st</sup> December 2025**

| <b>Enforcement Reference</b>  | <b>Details of person notice was served on</b>  | <b>Description</b>  | <b>Delegated</b> |
|---|--|---|------------------|
| <p>2025/UD/0002/INV</p> <p>Planning Contravention Notice</p> <p>22nd July 2025</p>    | <p>Mr Gary Elson<br/>Cliffe House Farm<br/>132 Melton Road<br/>Loughborough<br/>LE12 5TQ</p> <p>Mr J Marks<br/>Cliffe House Farm<br/>132 Melton Road<br/>Loughborough<br/>LE12 5TQ</p>   | <p>The importation of waste materials to The Site, and the processing and storage/deposition of waste on The Site, and the exportation of waste from The Site without planning permission</p>   | <p>Delegated</p> |
| <p>2025/UD/0002/INV</p> <p>Enforcement Notice</p> <p>3<sup>rd</sup> November 2025</p> | <p>The Landowner,<br/>Mr John Marks<br/>Cliffe House Farm<br/>132 Melton Road<br/>Burton-on-the-Wolds<br/>Loughborough<br/>LE12 5TQ</p> <p>Wayne Anthony Elson,<br/>Director, Cliffe House Farm Ltd,<br/>Cliffe House Farm<br/>132 Melton Road<br/>Burton-on-the-Wolds<br/>Loughborough<br/>LE12 5TQ</p> <p>Gary Malcom Elson,<br/>Cliffe House Farm Ltd,<br/>Cliffe House Farm<br/>132 Melton Road<br/>Burton-on-the-Wolds<br/>Loughborough<br/>LE12 5TQ</p> <p>The Occupier/s Cliffe House Farm,<br/>132 Melton Road<br/>Burton-on-the-Wolds</p> | <p>Without planning permission, a material change of use of the Land from a mixed agricultural and residential use, comprising agricultural land and associated buildings and a detached two storey farmhouse to a mixed use comprising agricultural, residential and waste use. The unauthorised waste use introduced on the Land is the operation of a waste facility (sui generis) comprising the sorting, processing and storage of waste soils and construction, demolition and excavation (CD&amp;E) wastes, the storage and exportation of processed materials, and the retention and use of containers for office use and machinery associated with the operations.</p> | <p>Delegated</p> |

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|  | Loughborough<br>LE12 5TQ   |  |           |
| 2025/UD/0018/INV<br><br>Temporary Stop<br>Notice<br><br>16 <sup>th</sup> December 2025         | <p>The Landowner,<br/>Mrs Julie Karen Hibbitt<br/>235 Narrow Lane,<br/>Wymeswold,<br/>Loughborough,<br/>LE12 6SD</p> <p>The Landowner,<br/>Mr Nicholas John Hibbitt<br/>Kingston Brook Farm,<br/>Wymeswold Road,<br/>Wysall,<br/>Nottingham,<br/>NG12 5QX</p> <p>The Occupier/Operator<br/>Mr Luke Hibbitt<br/>235 Narrow Lane,<br/>Wymeswold,<br/>Loughborough,<br/>LE12 6SD</p> <p>The Mortgagee<br/>THE MORTGAGE BUSINESS<br/>PLC<br/>(Co. Regn. No.1997277) of<br/>Trinity Road,<br/>Halifax,<br/>W Yorkshire<br/>HX1 2RG</p> <p>The Mortgagee<br/>CLYDESDALE BANK PLC<br/>(Scot. Co. Regn. No.<br/>SC001111) of Yorkshire Bank,<br/>20 Merrion Way,<br/>Leeds<br/>LS2 8NZ</p> <p>The Mortgagee<br/>Portfolio Manager,<br/>Yorkshire Bank,<br/>First Floor,<br/>Brunswick Point,<br/>Leeds<br/>LS2 8NQ</p> <p>The Mortgagee<br/>The Company Secretary,<br/>Clydesdale Bank PLC,<br/>30 St. Vincent Place,<br/>Glasgow<br/>G1 2HL</p> | <p>The breach of planning control is the unauthorised change of use of the land to a mixed use comprising equestrian, agricultural and storage of sheds and timber and a sui generis use comprising the importation, storage and deposition of soils, inert waste, non-inert waste and hazardous waste, the burning of waste and the carrying out of engineering works comprising land raising and creation of bunds from soils and waste materials.</p> | Delegated |
| 2025/UD/0018/INV<br><br>Planning<br>Contravention Notice<br><br>24 <sup>th</sup> December 2025 | <p>The Landowner,<br/>Mrs Julie Karen Hibbitt<br/>235 Narrow Lane,<br/>Wymeswold,<br/>Loughborough,<br/>LE12 6SD</p>   | <p>The suspected breach of planning control is the unauthorised change of use of the Land to a mixed use comprising equestrian and agricultural uses, the storage of sheds and timber</p>  | Delegated |

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|  | <p>The Landowner,<br/>Mr Nicholas John Hibbitt<br/>Kingston Brook Farm,<br/>Wymeswold Road,<br/>Wysall,<br/>Nottingham,<br/>NG12 5QX</p> <p>The Occupier/Operator<br/>Mr Luke Hibbitt<br/>235 Narrow Lane,<br/>Wymeswold,<br/>Loughborough,<br/>LE12 6SD</p> <p>The Mortgagee<br/>THE MORTGAGE BUSINESS<br/>PLC<br/>(Co. Regn. No.1997277) of<br/>Trinity Road,<br/>Halifax,<br/>W Yorkshire<br/>HX1 2RG</p> <p>The Mortgagee<br/>CLYDESDALE BANK PLC<br/>(Scot. Co. Regn. No.<br/>SC001111) of Yorkshire Bank,<br/>20 Merrion Way,<br/>Leeds<br/>LS2 8NZ</p> <p>The Mortgagee<br/>Portfolio Manager,<br/>Yorkshire Bank,<br/>First Floor,<br/>Brunswick Point,<br/>Leeds<br/>LS2 8NQ</p> <p>The Mortgagee<br/>The Company Secretary,<br/>Clydesdale Bank PLC,<br/>30 St. Vincent Place,<br/>Glasgow<br/>G1 2HL</p> | <p>and a sui generis use comprising the importation, storage and deposition of soils, inert waste, non-inert waste and hazardous waste, the burning of waste and the carrying out of engineering works comprising land raising and creation of bunds from soils and waste materials.</p> |  |
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**DEVELOPMENT CONTROL AND REGULATORY BOARD****19 MARCH 2026****REPORT OF DIRECTOR OF ENVIRONMENT AND TRANSPORT**  
**DELEGATED DECISIONS (43 NUMBER) FOR WORKS TO TREES**  
**PROTECTED BY LEICESTERSHIRE COUNTY COUNCIL TREE**  
**PRESERVATION ORDERS****Date: July 1<sup>st</sup> 2025 – December 31<sup>st</sup> 2025**

| <b>LCC Application Ref<br/>(District Reference)</b> | <b>Applicant and Location</b>   | <b>Description</b>  | <b>Delegated</b>  |
|---|---|---|---|
| 2025/TPO/0072/LCC<br>25/000493/TPO                  | Pinetree House,<br>Sycamore Lane,<br>Wymondham,<br>LE14 2AZ.<br><br><b>Higgs</b>          | Yew tree – raise crown over footpath.   | Date rec'd: 27/5/2025<br>Notice sent: 8/7/2025<br>Decision: 6 weeks<br><u>Determination: Approved</u>         |
| 2025/TPO/0072/LCC<br>25/0435/TPO                    | Aylesham Court,<br>Hinckley Rd,<br>LFE,<br>LE3 3PH.<br><br><b>Howarth</b>                 | T9 Lime – Sever ivy and remove basal growth.  | Date rec'd: 27/5/2025<br>Notice sent: 8/7/2025<br>Decision: <u>Approved</u><br>Determination: 6 weeks         |
| 2025/TPO/0078/LCC<br>25/005556/TPO                  | GE Sensing,<br>Fir Tree Lane,<br>Groby,<br>LE6 0FH.<br><br><b>Kennedy</b>                 | Oak tree – reduce overhanging branches over driveway by up to 3m.   | Date rec'd: 11/6/2025<br>Notice sent: 21/7/2025<br>Decision: <u>Approved</u><br>Determination: 5 weeks 5 days |
| 2025/TPO/0083/LCC<br>25/00602/TPO                   | St Remigius Church,<br>Church Lane,<br>Long Clawson,<br>LE14 4ND.<br><br><b>Spratling</b> | T3 – reduce vertical branches by no more than 6m.<br><br>T4&T5 – Crown lift over road to 6m.<br><br>T8 – Crown reduction of 4m.<br><br>T11 – Pollard to 5m. | Date rec'd: 16/6/2025<br>Notice sent: 28/7/2025<br>Decision: <u>Approved</u><br>Determination: 6 weeks        |
| 2025/TPO/0084/LCC<br>25/00594/TPO                   | 16 Blenheim Close,<br>Hinckley,<br>LE10 1TT.<br><br><b>Fenner</b>                         | Oak – Crown reduce by 1.2m.   | Date rec'd: 23/6/2025<br>Notice sent: 4/8/2025<br>Decision: <u>Approved</u><br>Determination: 6 weeks         |

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|-----------------------------------|--|---|--|
| 2025/TPO/0089/LCC<br>25/00041/TCA | 21 Main Street,<br>Knossington,<br>LE15 8LT.<br><br><b>Moore</b>                               | T3 Cherry – Crown<br>reduce by 1.5-2m.  | Date rec'd: 24/6/2025<br>Notice sent: 4/8/2025<br><u>Decision: Approved</u><br><u>Determination: 5 weeks 6<br/>days</u>                      |
| 2025/TPO/0094/LCC<br>25/00884/TPO | 53a Oaktree Cottage,<br>The Woodlands,<br>Market Harborough,<br>LE16 7BW.<br><br><b>Bender</b> | T1 Oak – Crown reduce<br>by 1.5-2m to provide<br>clearance over property.   | Date rec'd: 10/7/2025<br>Notice sent: 11/8/2025<br><u>Decision: Approved</u><br><u>Determination: 4 weeks 4<br/>days</u>                     |
| 2025/TPO/0093/LCC<br>25/0576/TPO  | Caeri,<br>Hastings Drive,<br>Kirby Muxloe,<br>LE9 2EA.<br><br><b>Davidson</b>                  | Cedar - Remove the<br>three storm damaged<br>branches as remain.<br><br>Reduce branches on<br>house side and Reema<br>side by 2/3 metres as<br>necessary.<br><br>Raise crown/canopy to 5<br>metres to alleviate<br>weight.    | Date rec'd: 15/7/2025<br>Notice sent: 11/8/2025<br><u>Decision: Approved</u><br><u>Determination: 3 weeks 6<br/>days</u>                     |
| 2025/TPO/0096/LCC<br>25/0596/TPO  | V77 Footpath,<br>Rear of 12 Holt Dr,<br>Kirby Muxloe.<br><br><b>BDW Trading</b>                | T1 Ash – fell.<br><br>T2 Oak – Crown reduce<br>by 3-4m.   | Date rec'd: 21/7/2025<br>Notice sent: 3/9/2025<br><u>Decision: Approved</u><br><u>Determination: 6 weeks 2<br/>days</u>                      |
| 2025/TPO/0109/LCC<br>25/00710/TPO | Sketchley Hall Manor,<br>Manor Way,<br>Burbage,<br>LE16 2NN.<br><br><b>Heaslip</b>             | G2 T1 Beech – fell.<br><br>T2 Beech – Beech – fell.<br><br>T3 Yew - Reduce<br>canopy by 2m.<br><br>T7 Ash – fell.<br><br>T16 Sycamore– fell.<br><br>T22 Lime – remove<br>basal suckers.<br><br>T24 Lime – Remove<br>deadwood. | Date rec'd: 21/7/2025<br>Notice sent: 3/9/2025<br><u>Decision: Approved with<br/>conditions.</u><br><u>Determination: 6 weeks 2<br/>days</u> |

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| 2025/TPO/0099/LCC<br>25/00973/TPO | Horninghold House,<br>Hallaton Road,<br>Horninghold,<br>LE16 8DH.<br><br><b>Crisley</b> | T1 Cedar – fell due to dieback.  | Date rec'd: 24/7/2025<br>Notice sent: 3/9/2025<br><u>Decision: Approved with conditions.</u><br><u>Determination: 5 weeks 6 days</u> |
| 2025/TPO/0100/LCC<br>25/0475/TPO  | 20 Towers Drive,<br>Kirby Muxloe,<br>LE9 2EW.<br><br><b>Geddes</b>                      | T1 Yew – Remove.   | Date rec'd: 24/7/2025<br>Notice sent: 3/9/2025<br><u>Decision: Approved</u><br><u>Determination: 5 weeks 6 days</u>                  |
| 2025/TPO/0101/LCC                 | 18 Newstead Avenue,<br>Bushby,<br>LE7 9QE.<br><br><b>Chomber</b>                        | T1 Lime – Remove deadwood.<br><br>T2 Lime - Remove deadwood.<br><br>T3 Sycamore – Crown reduce by 3m.<br><br>T4 Lime – Crown reduce by 6m.<br><br>T5 Horse Chestnut – 3-4m crown reduce. | Date rec'd: 28/7/2025<br>Notice sent: 3/9/2025<br><u>Decision: Approved</u><br><u>Determination: 5 weeks 2 days</u>                  |
| 2025/TPO/0108/LCC<br>25/01055/TPO | 28 St Michaels Close,<br>Ashby de la Zouch,<br>LE65 1ES.<br><br><b>Burman (agent)</b>   | T1 Horse Chestnut – Crown lift by 2m over pergola.<br><br>T2 Lime – Fell.  | Date rec'd: 29/7/2025<br>Notice sent: 3/9/2025<br><u>Decision: Approved</u><br><u>Determination: 5 weeks 6 days</u>                  |
| 2025/TPO/0110/LCC<br>25/00811/TPO | 5 Ashton Close,<br>Melton Mowbray,<br>LE13 0ED.<br><br><b>Stevens</b>                   | T1&T2 Horse Chestnut – Re pollard to previous points.  | Date rec'd: 5/8/2025<br>Notice sent: 22/9/2025<br><u>Decision: Approved</u><br><u>Determination: 5 weeks 6 days</u>                  |
| 2025/TPO/0111/LCC<br>25/00668/TPO | 5 The Grove,<br>Asfordby,<br>Melton Mowbray,<br>LE14 3UF.<br><br><b>Adams</b>           | T1-T3 Lime – Re pollard to previous points.  | Date rec'd: 13/8/2025<br>Notice sent: 30/9/2025<br><u>Decision: Approved</u><br><u>Determination: 6 weeks 6 days</u>                 |
| 2025/TPO/0116/LCC<br>25/01086/TPO | 55 The Woodlands,<br>Market Harborough,<br>LE16 7BW.<br><br><b>Farnworth</b>            | T1 Ash – Crown reduce by 2.5-3m and crown lift to 3-3.5m.  | Date rec'd: 2/9/2025<br>Notice sent: 9/10/2025<br><u>Decision: Approved</u><br><u>Determination: 5 weeks 2 days</u>                  |

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| 2025/TPO/0117/LCC<br>25/0749/TPO  | Bouskell park,<br>Welford Rd,<br>Blaby,<br>LE8 4FT.<br><br><b>Blaby DC</b>       | T55 Pine – Fell.<br>T77 Pine – Fell.<br>T90 Ash – Fell.<br>T91 Ash – Fell.<br>T204 Pine – Fell.                                     | Date rec'd: 2/9/2025<br>Notice sent: 13/10/2025<br><u>Decision: Approved</u><br><u>Determination: 5 weeks 4 days</u>  |
| 2025/TPO/0118/LCC<br>25/00754/TPO | 29 Westminster Dr,<br>Burbage,<br>LE10 2HA.<br><br><b>Nettleton</b>              | T1 Horse Chestnut –<br>Fell.  | Date rec'd: 2/9/2025<br>Notice sent: 13/10/2025<br><u>Decision: Refused</u><br><u>Determination: 5 weeks 4 days</u>   |
| 2025/TPO/0119/LCC<br>25/01164/TPO | The Old Rectory,<br>Main Street,<br>Mowsley,<br>LE17 6NT.<br><br><b>Latham</b>   | T1 - 2 x Cherry trees to<br>crown reduce and shape<br>by 4-5m.<br><br>T2 - 1 Yew tree to crown<br>reduce by 2m, 1m on<br>the sides. | Date rec'd: 4/9/2025<br>Notice sent: 21/10/2025<br><u>Decision: Approved</u><br><u>Determination: 6 weeks 5 days</u>  |
| 2025/TPO/0123/TPO<br>25/01224/TPO | 73 Great Bowden Rd,<br>Market Harborough,<br>LE16 7DF.<br><br><b>Sutton</b>      | T1 Lime – 30% Crown<br>thin, removal of<br>deadwood and crossing<br>branches.   | Date rec'd: 11/9/2025<br>Notice sent: 21/10/2025<br><u>Decision: Approved</u><br><u>Determination: 5 weeks 5 days</u> |
| 2025/TPO/0126/LCC<br>25/01233/TPO | 23 Shrewsbury Ave,<br>Market Harborough,<br>LE16 8BB.<br><br><b>Wells</b>        | T1 Lime - Pollard to<br>previous points (2.5 to 3<br>metres).   | Date rec'd: 15/9/2025<br>Notice sent: 21/10/2025<br><u>Decision: Approved</u><br><u>Determination: 5 weeks 1 day</u>  |
| 2025/TPO/0128/LCC<br>25/0794/TPO  | 66 Main Street,<br>Cosby,<br>LE9 1UU.<br><br><b>Freer</b>                        | T1 Oak – reduce<br>branches on house side<br>back to boundary.<br>Crown raise to 2m.  | Date rec'd: 15/9/2025<br>Notice sent: 21/10/2025<br><u>Decision: Approved</u><br><u>Determination: 5 weeks 1 day</u>  |
| 2025/TPO/0131/LCC<br>25/01259/TPO | Illstone Grange,<br>Illstone on the Hill<br>LE7 9EA.<br><br><b>Large (agent)</b> | T280 Ash – Fell.<br>T1443 Sycamore – Fell.<br>T1446 Horse Chestnut –<br>Fell.<br>T1447 Lime – Fell.                                 | Date rec'd: 22/9/2025<br>Notice sent: 4/11/2025<br><u>Decision: Approved</u><br><u>Determination: 5 weeks 6 days</u>  |

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| 2025/TPO/0132/LCC<br>25/01278/TPO | 27 Priorfields,<br>Ashby de la Zouch,<br>LE65 1EA.<br><br><b>Taylor</b>  | T1 Sycamore - To<br>reduce by up to 2m in<br>height, width up to 2m.<br>Crown lift to 6m from<br>ground.<br><br>T2 Sycamore - To<br>reduce by up to 3m. To<br>reduce sides by up to<br>1.2m. Crown lift to 6m<br>from ground.  | Date rec'd: 24/9/2025<br>Notice sent: 4/11/2025<br><u>Decision: Approved</u><br><u>Determination: 5 weeks 6<br/>days</u>   |
| 2025/TPO/0133/LCC                 | Glenfield Tunnel,<br>Stephenson Court,<br>Station Rd,<br>LE8 8BY.<br><br><b>Mason (Leicester<br/>City Council)</b> | T1 – fell<br>T3 – fell<br>T4 – fell<br>T5 – fell<br>T6 – fell<br>T7 – fell<br>T10 – fell<br>T11 – fell<br>T13 – fell<br>T16 – fell<br>T17 – clean out<br>T18 – fell<br>T24 – fell<br>T27 - clean out<br>T28 – fell<br>T29 – pollard<br>T30 – fell<br>T31 – fell<br>T33 – fell<br>T34 – fell<br>T36 – fell<br>T37 – fell<br>T39 – fell<br>T40 – fell. | Date rec'd: 24/9/2025<br>Notice sent: 4/11/2025<br><u>Decision: Approved with<br/>conditions</u><br><u>Determination: 5 weeks 6<br/>days</u><br><br><b><u>Decision has been<br/>appealed – to go to PINS</u></b> |
| 2025/TPO/0135/LCC<br>25/00899/LCC | 2 Wembrook,<br>Coppice,<br>Sheepy Magna,<br>CV9 3RS.<br><br><b>Giles Brown</b>                                     | T1 Lime - Crown reduce<br>Lime tree by roughly 2.5<br>meters to old pruning<br>frame, leaving smaller<br>growth points. Remove<br>epicormic growth on<br>main stem up to 2.5m.   | Date rec'd: 29/9/2025<br>Notice sent: 17/11/2025<br><u>Decision: Approved</u><br><u>Determination: 7 weeks</u>   |

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| 2025/TPO/0137/LCC<br>25/0834/TPO  | 29 Linden Lane,<br>Kirby Muxloe,<br>LE9 2EG.<br><br><b>Stewart</b>                      | T3 Yew - Cut back the overhang from the two yew trees on the right-hand side of the garden so they spread less into ours and next door's gardens, and form a tighter, more hedge like appearance.<br><br>T4 Spruce - Raise the canopy of the large spruce in the lawn by 6-8 feet to allow more clearance but also to remove to low tired/dead looking branches. | Date rec'd: 8/10/2025<br>Notice sent: 18/11/2025<br><u>Decision: Approved</u><br><u>Determination: 5 weeks 5 days</u> |
| 2025/TPO/0139/LCC<br>25/00146/TPO | 18 York Close,<br>Market Bosworth,<br>CV13 0ND.<br><br><b>Wrighton</b>                  | T1 Oak - Remove epicormic on trunk on Oak up to split approx. 20 feet.<br><br>T2 Oak - Remove epicormic growth on Oak behind shed approx. 6 branches.  | Date rec'd: 13/10/2025<br>Notice sent: 18/11/2025<br><u>Decision: Approved</u><br><u>Determination: 5 weeks 1 day</u> |
| 2025/TPO/0140/LCC<br>25/0134/TPO  | Lime Tree House,<br>Old Hall Lane,<br>Lubenham,<br>LE16 9TJ.<br><br><b>Wilkinson</b>    | T1 Lime – Crown reduce by 30% approx. 5m.  | Date rec'd: 13/10/2025<br>Notice sent: 18/11/2025<br><u>Decision: Approved</u><br><u>Determination: 5 weeks 1 day</u> |
| 2025/TPO/0144/LCC<br>25/01395/TPO | 9 Newstead Avenue,<br>Bushby,<br>LE7 9QE.<br><br><b>Cotterill</b>                       | T1 Horse Chestnut – Prune to previous points.  | Date rec'd: 16/10/2025<br>Notice sent: 1/12/2025<br><u>Decision: Approved</u><br><u>Determination: 4 weeks 5 days</u> |
| 2025/TPO/0145/LCC<br>25/01195/TPO | Station House,<br>Station Rd,<br>Lutterworth.<br><br><b>Whitehead</b>                   | T1 Yew – Trim back by 0.5m.  | Date rec'd: 20/10/2025<br>Notice Sent: 1/12/2025<br><u>Decision: Approved</u><br><u>Determination: 6 weeks</u>        |
| 2025/TPO/0148/LCC<br>25/01002/TPO | 176 Station Rd,<br>Market Bosworth,<br>CV13 0NP.<br><br><b>360<br/>Globalnet(agent)</b> | T6 Oak – Fell to ground level due to contributing to subsidence issues.  | Date Rec'd: 22/10/2025<br>Notice Sent: 1/12/2025<br><u>Decision: Approved</u><br><u>Determination: 5 weeks 5 days</u> |

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| 2025/TPO/0150/LCC<br>25/0925/TPO  | Archers Bank,<br>Bassett Lane,<br>Sapcote,<br>LE9 4FB.<br><br><b>Patrick</b>           | T1 Sycamore – Fell.<br>T2 Sycamore – Crown<br>thin by 20%.                    | Date rec'd: 29/10/2025<br>Notice sent: 8/12/2025<br><u>Decision: Approved</u><br><u>Determination: 5 weeks 5 days</u>  |
| 2025/TPO/0154/LCC<br>25/01458/TPO | 42 Hollies Way,<br>Bushby,<br>LE7 9RT.<br><br><b>Robinson</b>                          | T1 Lime – Re pollard to<br>previous pruning points.                           | Date rec'd: 4/11/2025<br>Notice sent: 10/12/2025<br><u>Decision: Approved</u><br><u>Determination: 5 weeks 1 day</u>   |
| 2025/TPO/0153/LCC<br>25/01490/TPO | 116 Burnmill Rd,<br>Market Harborough,<br>LE16 7JG.<br><br><b>Betts</b>                | T1 Yew – prune back<br>overhanging branches<br>by 2-2.5m.                     | Date rec'd: 5/11/2025<br>Notice sent: 10/12/2025<br><u>Decision: Approved</u><br><u>Determination: 5 weeks</u>         |
| 2025/TPO/0159/LCC<br>25/01303/TPO | 28 Priorfields,<br>Ashby de la Zouch,<br>LE65 1EA.<br><br><b>Taylor</b>                | T1 Maple – prune back<br>to previous points.                                  | Date rec'd: 24/9/2025<br>Notice sent: 20/11/2025<br><u>Decision: Approved</u><br><u>Determination: 8 weeks</u>         |
| 2025/TPO/0160/LCC<br>N/A          | 1 Linden Lane,<br>Kirby Muxloe,<br>LE9 2EG.<br><br><b>Kemble</b>                       | T1 Beech – Fell.  | Date rec'd: 13/11/2025<br>Notice sent: 10/12/2025<br><u>Decision: Approved</u><br><u>Determination: 3 weeks 5 days</u> |
| 2025/TPO/0162/LCC<br>25/01558/TPO | 8 Brook Terrace,<br>Medbourne,<br>LE16 8DN.<br><br><b>Wong</b>                         | T1&T2 Willow – prune<br>bac to previous points.                               | Date rec'd: 17/11/2025<br>Notice sent: 16/12/2025<br><u>Decision: Approved</u><br><u>Determination: 4 weeks 1 day</u>  |
| 2025/TPO/0164/LCC<br>25/01286/TPO | Oak Tree Manor,<br>Main Street,<br>Mowsley,<br>LE17 6NT.<br><br><b>Witting</b>         | Sycamore and Ash trees<br>to be pruned back by 2-<br>3m over garage building. | Date rec'd: 19/11/2025<br>Notice sent: 16/12/2025<br><u>Decision: Approved</u><br><u>Determination: 3 weeks 6 days</u> |
| 2025/TPO/0165/LCC<br>25/01552/TPO | Staunton House,<br>Melbourne Rd,<br>Staunton Harold,<br>LE65 1BW.<br><br><b>Newall</b> | T1 Beech – Fell.  | Date rec'd: 20/11/2025<br>Norice sent: 17/12/2025<br><u>Decision: Approved</u><br><u>Determination: 3 weeks 6 days</u> |

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| 2025/TPO/0166/TPO<br>N/A         | 42 Hollies Way,<br>Bushby,<br>LE7 9RT.<br><br><b>Robinson</b>             | T1 Oak on neighbouring<br>property No.40. Reduce<br>in height by 9m and<br>overhanging branches<br>by 3m. | Date rec'd: 24/11/2025<br>Notice sent: 17/12/2025<br><u>Decision: Refused</u><br><u>Determination: 3 weeks 2<br/>days</u>                       |
| 2025/TPO/0167/LCC<br>25/1044/TPO | 21 Ellis Drive,<br>Kirby Muxloe,<br>LE9 2LT.<br><br><b>Ashman (Agent)</b> | T1 Sycamore – reduce<br>to the same height as<br>the adjacent lime tree.                                  | Date rec'd: 24/11/2025<br>Notice sent: 24/12/2025<br><u>Decision: Approved with<br/>amendments.</u><br><u>Determination: 4 weeks 2<br/>days</u> |