

**MINUTES OF THE MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD AT
CIVIC SUITE 2, BROCKS HILL COUNCIL OFFICES, WASHBROOK LANE, OADBY,
LEICESTER, LE2 5JJ ON THURSDAY, 29 MAY 2025 COMMENCING AT 7.00 PM**

PRESENT

L A Bentley	Chair
J Kaufman	Vice-Chair



Meeting ID: 2763

COUNCILLORS

G A Boulter
J K Ford
S Z Haq
P Joshi
R V Joshi
C J R Martin
I K Ridley

OFFICERS IN ATTENDANCE

S J Ball	Legal & Democratic Services Manager / Monitoring Officer
J Carr	Planning Policy & Development Manager
A Thorpe	Head of Built Environment
S Wheeliker	Senior Democratic & Electoral Services Officer
T White	Senior Development Control Officer

OTHERS IN ATTENDANCE

M Collins	Public Speaker, Applicant/Agent
C S Gore	Councillor (Remote)

1. APOLOGIES FOR ABSENCE

An apology for absence was received from Councillor G G Hunt and R E R Morris.

Councillor C S Gore attended the meeting remotely, but in accordance with the provisions in the Local Government Act 1972, he was not considered present for the purposes of voting.

2. APPOINTMENT OF SUBSTITUTES

None.

3. DECLARATIONS OF INTEREST

Councillor C S Gore declared a non-pecuniary interest with regard to application no. 24/00080/COU insofar as he was a member of the Wigston Academies Trust and the proximity of the site to Wigston Academy.

Councillor J Kaufman declared a non-pecuniary interest with regard to application no. 25/00053/FUL insofar as he was the applicant's father, and therefore confirmed would leave the Civic Suite during consideration of the same.

4. MINUTES OF THE PREVIOUS MEETING

By affirmation of the meeting, it was

UNANIMOUSLY RESOLVED THAT:

The minutes of the previous meeting held on 25 February 2025 be taken as read, confirmed and approved.

5. 24/00080/COU – NO. 58 STATION ROAD, WIGSTON

The Committee gave consideration to the report and appendix (as set out at pages 5- 16 of the agenda reports pack), which sought approval for the change of use of the application site from residential (Class C3) to a care home for one looked after young person (Class C2).

Councillor Martin entered at 7:12pm and was advised that while he may take part in the discussion, because he was not present for the entirety of the report's presentation he would not be able to vote on this item.

Members raised various issues with the application regarding the fencing around the property, the parking facilities and traffic, safety for the resident and for others, and the true purpose of the site. Members also requested it be put on record that they disagree with and object to the Planning Inspector's advice that "local need" should be determined as county-wide rather than borough-wide.

Officers advised Members that the Highways authority had deemed the parking and traffic issue to be acceptable and that the other matters raised were not a part of this application and therefore should not be included in the consideration of this application.

It was moved by Councillor G A Boulter, seconded by the Vice-Chair, and

DEFEATED THAT:

The application be DEFERRED to obtain information on the safety and security of the site.

For	3
Against	5
Abstentions	0

It was moved by Councillor J K Ford, seconded by Councillor G A Boulter, and

UNANIMOUSLY RESOLVED THAT:

The application be REFUSED planning permission on the grounds that the proposal was out of character with the existing street scene, there was insufficient parking and there was a lack of local need.

6. 25/00053/FUL – NO. 13 HILLWAY, OADBY

Having declared a non-pecuniary interest, the Vice Chair left the Civic Suite and took no part in the debate on the planning application and voting thereon.

The Committee gave consideration to the report and appendix (as set out at pages 17 – 33 of the agenda reports pack), which sought refusal for application no. 25/00053/FUL.

Councillor C S Gore left the meeting at 8:10pm.

Mr Michael Collins spoke upon the application on behalf of the applicant.

It was moved by the Chair, seconded by Councillor G A Boulter, and

RESOLVED THAT:

That the application be REFUSED planning permission on the following material planning ground(s):

The proposed front gable and rear dormers were considered to significantly harm the character and appearance of the existing property and local surroundings due to the scale, bulk, siting, fenestration, and roof design. The design of the proposed front gable and rear dormers overwhelmed the host dwelling's original roofscape, creating a top-heavy dominant feature that was out of keeping with the character and appearance of the existing dwelling. Additionally, three storey front gables were not a characteristic of the surrounding area; therefore, the proposal would sit at odds within the wider street scene and similarly designed matching dwellings within the cul-de-sac. As a result, the proposal was considered to constitute an incongruous and unsympathetic form of development that would be out of keeping with the existing dwelling and would have an adverse impact on the character and appearance of the surrounding area. The proposal was therefore contrary to the aims and objectives of the National Planning Policy Framework, Policies 6 and 44 of the Oadby and Wigston Local Plan (2019), and the Residential Development Supplementary Planning Document (2019).

For	6
Against	2
Abstentions	0

THE MEETING CLOSED AT 8.30 pm