



**MINUTES OF THE GROBY PARISH COUNCIL
PLANNING & DEVELOPMENT COMMITTEE MEETING
HELD AT THE COUNCIL OFFICES, LEICESTER ROAD, GROBY, LEICESTER
ON 20th AUGUST 2025 at 7:00 pm**

Present: Cllr C Mullins, Cllr D Hyde, Cllr G Richardson and Cllr C York

Also present: Parish Clerk
Members of the Public - 3

PD/021/25-26 APOLOGIES

Apologies were received and accepted from Cllr N Jones.

PD/022/25-26 DECLARATIONS OF INTEREST

Cllr D Hyde declared an interest in agenda item 5i 25/00676/OUT for which a dispensation is in place, allowing him to discuss and vote on all matters relating to the proposed development on Land South of Jacqueline Road.

PD/023/25-26 MINUTES

It was **RESOLVED** that the minutes of the Planning & Development Committee Meeting held on 13th August 2025 be approved and signed as a true record.

PD/024/25-26 PUBLIC PARTICIPATION

A member of the public raised concerns regarding Planning Applications 25/00700/FUL and 25/00676/OUT and asked whether Standing Orders could be suspended at those points on the agenda to allow him to speak. The Chair agreed to this request.

PD/025/25-26 PLANNING APPLICATIONS

i. The following Planning Applications were considered:

(a) Application Number: 25/00700/FUL

Proposal: Full planning application for works to include, resurfacing and the installation of lighting and CCTV monitoring cameras to the existing access track from Leicester Road to the adjacent land.

Location: 215 Leicester Road, Field Head, LE67 9RF

Committee Comments: The Committee expanded on the objection points that had been raised at the previous meeting and **RESOLVED** to submit objections to both Hinckley & Bosworth and Charnwood Borough Council under the following headings:

- (1)** Non compliance with Leicestershire Highway Design Guidance and the policy of separation between vehicles and pedestrians, due to the width of the track not being sufficient
- (2)** Proposal directly conflicts with National Planning Policy Framework Sections 117(c) and 116 due to unacceptable impact on highway safety
- (3)** Intrusion of Privacy and Safeguarding issues
- (4)** Light Pollution into adjacent properties

(b) **Application Number: 25/00676/OUT**

Proposal: Outline planning application for the erection of up to 135 dwellings, amenity space, areas for outdoor play, landscaping and all associated infrastructure

Location: Land South of Jacqueline Road, Field Head, Leicestershire

Committee Comments: It was **NOTED** that Full Council had engaged the services of a Barrister to write representation for Council on this application however, this would primarily be based on Planning Policy.

The Chair suspended Standing Orders to allow a member of the public speak:

Concerns were raised regarding a footpath which it was proposed to be placed on what was believed to be Parish Council land. Council would have proof that they had maintained this land for over 34 years. The member of the public believed that the map included in the planning application was not drawn accurately and did not fully show the open green space.

The Chair re-instated Standing Orders

RESOLVED to forward comments to the Barrister informing them that the footpath included in the proposed development's plans is on land that Groby Parish Council have maintained for over 34 years, in order for this to be included in their research and representation.

(c) **Application Number: 25/00518/FUL**

Proposal: Change of use of a residential flat (C3) to counselling/training rooms (E)(C)(ii) and use outbuildings as counselling rooms and reception area (retrospective)

Location: 9A Lawnwood Road, Groby, LE6 0BH

Committee's Comments: **RESOLVED** that whilst, in principle, the Committee had no objections to the proposal they raised concerns for the neighbouring flats, which appear to be residential, and for the business to observe reasonable operational working hours/days.

(d) **Application Number: 25/00751/FUL**

Proposal: Erection of a dry storage building

Location: Unit F, G.E. Sensing, Fir Tree Lane, Groby

Committee's Comments: **RESOLVED** that whilst, in principle, the Committee had no objections to the proposal, concerns were raised for the residents of nearby properties and request that the company put in place noise abatement measures, particularly if the storage building will be in use outside of normal working hours.

ii. **To discuss and consider any Planning Applications received since publication of the agenda**

Application Number: 25/00759/HOU

Proposal: Rear extension and new side window to dining room

Location: 5 Woodlands Drive, Groby, Leicester, LE6 0BR

Committee's Comments: **RESOLVED** that the Committee had no objections to the application.

PD/026/25-26 NEXT MEETING

The date and time of the next meeting to be advised.

The meeting closed at 8.30 p.m.

Signed:

Chair

Date:

Chair's Initials