

# Public Document Pack



Hinckley & Bosworth  
Borough Council

**Bill Cullen** MBA (ISM), BA(Hons) MRTPI  
*Chief Executive*

**Date: 09 April 2024**

**To: Members of the Planning Committee**

Cllr MJ Crooks (Chair)	Cllr C Gibbens
Cllr J Moore (Vice-Chair)	Cllr CE Green
Cllr CM Allen	Cllr E Hollick
Cllr RG Allen	Cllr KWP Lynch
Cllr CW Boothby	Cllr LJ Mullaney
Cllr SL Bray	Cllr H Smith
Cllr MA Cook	Cllr BR Walker
Cllr DS Cope	Cllr A Weightman
Cllr REH Flemming	

Copy to all other Members of the Council

(other recipients for information)

Dear Councillor,

Please see overleaf a Supplementary Agenda for the meeting of the **PLANNING COMMITTEE** on **TUESDAY, 9 APRIL 2024** at **6.30 pm**.

Yours sincerely

A handwritten signature in black ink, appearing to read 'R Owen'.

Rebecca Owen  
Democratic Services Manager

**PLANNING COMMITTEE - 9 APRIL 2024**

**SUPPLEMENTARY AGENDA**

**8. 23/01000/FUL - 16 ALTAR STONES LANE, MARKFIELD**

Application for demolition of existing buildings and erection of 2 buildings and associated parking areas, landscaping, access, solar panels, EV charging stations and other works for the purposes of car sales.

Late items received after preparation of main agenda:

**Consultations:-**

- 1.1. At the time of the publication of the committee report Officers were awaiting full details from the Highway Authority regarding their requested contribution towards the Coalville Transport Strategy. The Highway Authority has since requested a sum of £29,109.39 towards the Coalville Transport Strategy which would be directed towards highway works along the A511/ A50 corridor. On receipt of this request the Applicant has sought further clarification regarding the methodology behind the requested sum. Officers expect a further substantive response from the Highway Authority following the committee meeting and are mindful of the need for any requested contribution to meet the CIL tests.

Whilst the justification for the Highways contribution requires further work, these outstanding actions do not impact upon the recommendation to approve this application with the Head of Planning being given powers to determine the final detail of planning conditions and be given delegated powers to determine the terms of the S106 agreement including trigger points and claw back periods.

**9. 24/00061/FUL - KASE HOTEL, 41A REGENT STREET, HINCKLEY**

Application for change of use of hotel (class C1) to homeless hostel and walk in centre (sui generis).

Late items received after preparation of main agenda:

**Recommendation:-**

- 1.1. Condition 3 wording has changed as a Mitigation Strategy has been submitted to HBBC prior to determination:

*“The operation of the facility shall be carried out in strict accordance with the approved 'Mitigation Factors' document (Falcon, received 02.04.24) in the interests of the protection of neighbouring amenity and control of noise and disturbance, and shall thereafter be followed in perpetuity.*

*Reason: To minimise anti-social behaviour, reduce crime and fear of crime in compliance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016)*

*and Paragraph 96 of the NPPF (2023).”*

1.2. A summary of the list of mitigation measures are as follows:

- Provide guidance on acceptable behaviours for people who use the service
- Work with the local police team
- Work with the community safety teams
- Feed intel into police to safeguard individuals and the community
- Employ a zero tolerance to drugs and alcohol on site
- Staff surveillance through monitoring the property with current CCTV and seeking to expand the CCTV coverage including the car park where funds allow
- Complete preventative perimeter checks
- Respond to any incidents involving our customers should they occur promptly

Minimum of 2 staff members on site, 24 hours a day 365 days a year

10. **24/00068/FUL - 9 STAFFORD STREET, BARWELL**

Application for 2.5 storey apartment blocks containing 14 apartments with associated parking and landscaping.

Late items received after preparation of main agenda:

**Consultations:-**

A repeat objection has been made by a neighbouring resident raising concerns with parking provision, access for refuse vehicles, HGVs and disturbance during construction.

12. **23/01204/REM - LAND SOUTH OF SKETCHLEY GRANGE HOTEL, SKETCHLEY LANE, BURBAGE**

Application for approval of reserved matters (relating to layout, scale, appearance and landscaping) of appeal decision APP/K2420/W/22/3301735 (outline planning application 21/01131/OUT) for the provision of 127 dwellings, a substation, public open space, an attenuation pond and associated works.

Late items received after preparation of main agenda:

**Consultations:-**

Burbage Parish Council:

- 1.1. On Monday 08 April 2024, Burbage Parish Council undertook an extraordinary meeting to discuss the development prior to the April Planning Committee.
- 1.2. During this meeting, Burbage Parish Council confirmed that, whilst they strongly objected to the original planning application, 21/01131/OUT, the Parish Council

intend to adopt the public open space within the development alongside the roadway trees as indicated in consideration of the commuted maintenance sum that is set out in the Section 106 Agreement. In addition, Burbage Parish Council supports the provision of a temporary haul from the south of the site.

Highways:

- 1.3. Within the Local Highway Authority's latest response (25 March 2024), they highlighted concerns regarding:
  - The adoptability of the site.
  - Excessive length of turning head arms.
  - Inappropriate private drive radii access.
  - The provision of street trees and verges within the highway boundary.
  - Remote parking
  - The safe passage of refuse vehicles.
  - The use of build outs on proposed share surface roads.
  - Vehicular tracking.
  - Vehicular visibility, vehicular tracking.
- 1.4. Since this response, the Applicant has provided additional details via a Swept Path Analysis Plan and a General Arrangement Plan, which they believe is to an adoptable standard and is likely to address the concerns of the Local Highway Authority.
- 1.5. Furthermore, the Applicant has had a meeting with the Local Highway Authority where minor changes have been agreed to make the scheme acceptable including:
  - Amendments to vehicular visibility splays within the site.
  - A reduction in the size of turning heads.
  - The reduction in the length of shared surfaces to a maximum length of 40m.
  - Trees and verges repositioned outside of the highway boundary.

The Applicant is currently in the process of making these amendments.

- 1.6. Nevertheless, as per the Committee Extract, the Case Officer's recommendation for the approval of this planning application is subject to written confirmation from the Local Highway Authority stating that, in its view, the County Council does not consider the impacts of the development on highway safety to be unacceptable, and when considered cumulatively with other developments, the impacts on the road network would not be severe in accordance with Paragraph 115 of the National Planning Policy Framework (December 2023).

Public Open Space Provision:

- 1.7. On 04 April 2024, Leicestershire County Council's Ecology Department have raised concerns regarding the funding of the Protected Ecological Areas within the site (as detailed within the Biodiversity and Landscape Management Plan) given the requirement to maintain these protected areas as species-rich grassland.
- 1.8. The Ecology Department have confirmed that they will respond in due course

with further guidance.

- 1.9. The Case Officer has requested that the entire Equipped Children's Play Space is surfaced with safety surfacing rather than the current grass finish in the interests of usability.
- 1.10. The Council's Section 106 Compliance and Monitoring Officer has also requested costings of the Equipped Children's Play Space to ensure that an appropriate provision of equipped play is provided within the site. These details were provided on Monday 08 April 2024, and are confidential in the interests of data protection.

### **Recommendation:-**

Proposed Amendment to Recommendation:

- 1.11. The Local Planning Authority's Recommendation – the Item is permitted, subject to conditions outlined in the Report, and subject to final approval from the Local Highway Authority, with regards to internal layout.

Revised Plans:

- 1.12. Since the completion of the Committee Extract, the Applicant provided the following revised plans:
  - Biodiversity and Landscape Management Plan (Rev C)
  - Boundary Treatment Plan BTP-1 (Rev E)
  - Detailed Hard Landscape Proposals 13 to 15 (Rev F)
  - Detailed Soft Landscape Proposals 01 to 12 (Rev F)
  - General Arrangement Planning 050D
  - POS Categorisation Plan POS-CP (Rev D)
  - Proposed Double Garage Floor Plans and Elevations (Rev A)
  - Proposed Single Garage Floor Plans and Elevations (Rev A)
  - Proposed The Cullen House Type Ground Floor Plan (Rev A)
  - Proposed Triple Garage Floor Plans and Elevations (Rev A)
  - Proposed Twin Garage Floor Plans and Elevations (Rev A)
  - Swept Path Analysis 051D

Given the above, Planning Condition 05 (Details of the Proposed Garages) of the Committee Extract has been removed.

Amendment to Condition(s):

- 1.13. Following discussions with the Applicant, Condition 07 (Noise) has been revised to the following (amendments in bold):

*'No development shall commence on site **(with the exception of site clearance, preparation, and engineering works)** until a scheme for protecting all proposed dwellings that are potentially affected by noise from the road network and the nearby hotel are submitted in writing to, and agreed in writing by, the Local Planning Authority. The agreed scheme shall be implemented in full prior to the first occupation of any dwelling.*

**Reason:** *To protect the residential amenity of the future occupiers of the development in accordance with Policy DM7 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).'*

- 1.14. Notwithstanding this, the Applicant provided a revised Noise Impact Assessment on Monday 08 April 2024 and are in direct negotiations with the Council's Pollution Officer in relation to this matter. As of Tuesday 09 April 2024, no further comments have been provided by the Pollution Officer to the Case Officer on the revised Noise Impact Assessment.

**Outstanding Amendments:-**

*Layout*

- 1.15. To meet the requirements of the Local Highway Authority, the street trees and verges are being relocated behind, and outside of, the highway boundary. This proposed planting shall then be identified within a revised Public Open Space Plan that details its associated maintenance funding so these areas can be formally provided to Burbage Parish Council.
- 1.16. The Proposed Masterplan requires amendments to highlight the proposed hoggin surface path that has been provided through the pocket park to the southeast of the site.
- 1.17. The Case Officer has queried the discrepancy between the indicative number of trees within the site shown within the Proposed Masterplan, and the actual number of trees within the actual Detailed Soft Landscape Plans. Consequently, the Case Officer has also requested further justification as to why the larger provision of street trees cannot be provided within the site.
- 1.18. No further late items have been received.