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Hinckley & Bosworth
Borough Council

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

Date: 07 May 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, 7 MAY 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 - 7 MAY 2024

SUPPLEMENTARY AGENDA

8. 24/00027/FUL - KYNGS GOLF AND COUNTRY CLUB, STATION ROAD, MARKET BOSWORTH

Application for erection of four golf holiday lodges and associated works.

List of late items received after preparation of the main agenda:

Introduction:-

- 1.1. In order to aid Member's understanding and appreciation of the views of the proposed golf holiday lodges being localised, please see 8 images from various viewpoints across the golf course. A reflective 5 metre high staff marker has been placed by the applicant on the outside of the red line tree boundary so it could be clearly seen. The images are taken from the following locations across the site:

Image 1 and 2 approximately 50 Metres from 5 Metre high marker

Image 3 from the Half Way House on the golf course

Image 4 from Bridge (Vista 11)

Image 5 from the entrance of footpath S68 from Carlton

Image 6 from footpath S68 at existing track junction to greenkeepers store

Image 7 from vista Viewpoint on footpath S70

Image 8 from vista viewpoint 6 on footpath S70







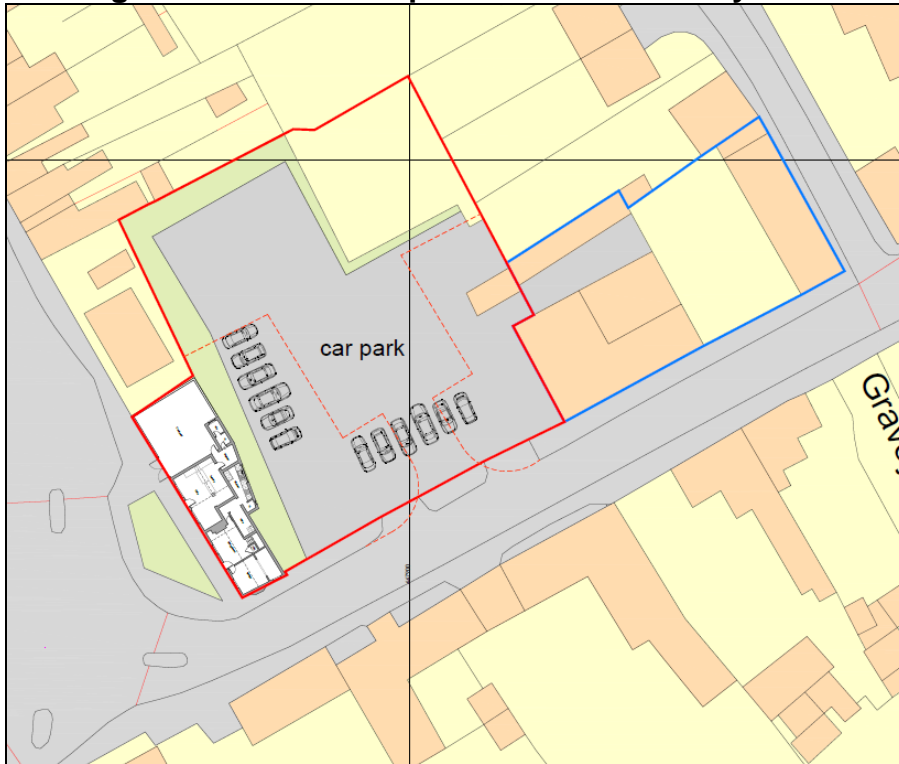
9. **23/00711/FUL - THE BLUE BELL INN, 39 HIGH STREET, DESFORD**

Application for change of use from café (class E(b)) and residential (class C3) to convenience foodstore (class E(a)), construction of single storey side extension, two storey and single storey rear extension (following the demolition of existing single storey element to rear of 37 High Street / 2A Main Street and store to rear of public house) with associated landscaping and other works.

Late items received after preparation of the main agenda:

- 1.1. Since the publication of the agenda an additional plan has been received dated the 2nd May 2024;

Existing Site Plan with Proposed Access Overlay



10. **24/00121/FUL - STAMFORD ARMS, 2 LEICESTER ROAD, GROBY**

Application for extension and alteration to existing public house to provide additional deli / coffee shop floorspace.

Late items received after preparation of the main agenda:

Appraisal:-

- 1.1. Groby Community Library and Café
According to their website, Groby Community Library and Café are open at the following times:

Monday: 2 PM to 5 PM

Tuesday: 10 AM to 1 PM

Wednesday: 10 AM to 1 PM

&

2 PM to 5 PM

Thursday: 10 AM to 1 PM

Friday:	2 PM to 5 PM
Saturday:	10 AM to 1 PM
Sunday:	CLOSED

The café closes 30 minutes before the library closes.

Parking Provision

- 1.2. On 25 April 2024, the Applicant confirmed that they are in the process of providing parking management solutions i.e. Automatic Number Plate Registration (ANPR) within the site to ensure that non-patrons cannot utilise the off-street parking provision for the site.

Pollution

- 1.3. On Monday 22 April 2024, the Council's Pollution Officer confirmed in writing that the proposed cold stores will not result in any significant noise impact. As a result, the Pollution Officer has no further comments, nor objections to the proposal.

- 1.4. No further late items have been received.

12. 24/00263/CONDIT - 477A COVENTRY ROAD, HINCKLEY

Application for variation of condition 2 (approved plans) of planning application 15/00678/REM (part retrospective).

Late items received following preparation of main agenda:

Recommendation:-

- 1.2. Following publication of the report there are a number of clarifications required as follows:

To add to paragraph 2.3, it should be pointed out that the trees to the rear of the site between the gardens and the industrial premises to the north are covered under Tree Protection Order. The Order was made in 1997 and protects the mainly leylandii and some pine trees. It is considered necessary to add the following planning condition.

Prior to commencement of the outbuilding, an Arboricultural Method Statement prepared by a suitably qualified arboriculturist shall be submitted to and approved in writing by the Local Planning Authority. The statement shall include full details of the technical structural engineering design and specification of the proposed outbuilding in relation to critical roots of the adjacent TPO trees. The development shall then be implemented in strict accordance with the approved Arboricultural Method Statement and no tree shall be damaged as a result of construction works.

Reason: To ensure that adjacent TPO trees are retained and adequately protected during and after construction in the interests of the visual amenities of the area and biodiversity in accordance with Policies DM6 and DM10 of the adopted Site Allocations and Development Management

Policies Development Plan Document (2016).

- 1.3. For clarity, planning permission is often not required for an outbuilding within a garden where it is used for a purpose incidental to the main dwellinghouse and where it complies with the size limits set out in the Town and Country Planning General Permitted Development Order. Key to the use of the outbuilding is that it has to be incidental to the main dwelling. This means, for example, that an outbuilding cannot provide independent, self-contained, accommodation and cannot be used for commercial purposes.
- 1.4. It is important to point out that the drawing approved under application 15/00678/REM showed the two adjacent dwellings having the same eaves and ridge height as the proposed dwelling. This was not the case, and the two adjacent dwellings should have accurately been shown as having significantly lower eaves and ridge heights. Contrary to what is stated at paragraph 8.5 the as built dwelling is only approximately 0.2m taller than the dwelling approved under 15/00678/REM with the discrepancy in the respective heights being mainly attributable to the inaccuracy of the height of the adjacent dwellings. It should be noted that application 15/00678/REM had a different applicant and agent than the current application.
- 1.5. No further late items have been received.

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