

HINCKLEY AND BOSWORTH BOROUGH COUNCIL

PLANNING COMMITTEE

6 MARCH 2018 AT 6.30 PM

PRESENT: Mr R Ward - Chairman
Mr BE Sutton – Vice-Chairman
Mr PS Bessant, Mr MB Cartwright (for Mrs GAW Cope), Mrs MA Cook, Mr WJ Crooks,
Mr MA Hall, Mrs L Hodgkins, Mr E Hollick, Mrs J Kirby, Mr C Ladkin, Mr M Nickerson (for
Ms AV Wright), Mr RB Roberts, Mrs H Smith and Ms BM Witherford

In accordance with Council Procedure Rule 11 Councillors Mr RG Allen and Mr DS Cope were also in attendance.

Officers in attendance: Gemma Dennis, Julie Kenny, Rob Parkinson, Michael Rice and Nicola Smith

379 APOLOGIES AND SUBSTITUTIONS

Apologies for absence were submitted on behalf of Councillors Cope, Surtees and Wright, with the following substitutions authorised in accordance with council procedure rule 10:

Councillor Cartwright for Councillor Cope
Councillor Nickerson for Councillor Wright.

It was also noted that, since the agenda had been despatched, Councillor Hall had replaced Councillor Boothby as a member of the committee.

380 MINUTES

On the motion of Councillor Witherford, seconded by Councillor Sutton, it was

RESOLVED – the minutes of the meeting held on 6 February be confirmed and signed by the chairman.

381 DECLARATIONS OF INTEREST

Application 17/01002/FUL: Councillor Cartwright declared a personal interest as chair of the Klondyke Steering Group and Councillor Hollick declared a personal interest as a parish representative on the Groby Quarry Liaison Committee.

Application 17/01319/FUL: Councillors Hall and Nickerson declared personal interests as members of Burbage Parish Council. Councillors Cartwright, Crooks, Hodgkins, Hollick and Witherford declared a personal interest as Councillor Lynch was the architect / agent for the application.

Application 17/01240/OUT: Councillor Witherford declared a personal interest which might lead to bias and requested to speak as ward councillor and subsequently leave the meeting.

382 DECISIONS DELEGATED AT PREVIOUS MEETING

It was noted that all decisions had been issued.

383 17/01043/HYB - LAND EAST OF HINCKLEY ISLAND HOTEL, WATLING STREET, BURBAGE

Hybrid application for storage facility, industrial storage and distribution unit, access, landscaping and other associated development.

Notwithstanding the officer recommendation that the application be approved, some members felt that the application would be detrimental to visual amenity and would cause traffic issues.

It was moved by Councillor Hall and seconded by Councillor Roberts that the committee be minded to refuse the application for reasons of loss of visual amenity from zones 2 and 3, impact on the highway due to additional vehicle movements by employees of the site and development in the open countryside.

Upon being put to the vote, the motion was LOST.

It was moved by Councillor Sutton, seconded by Councillor Ladkin and

RESOLVED –

- (i) Permission be granted subject to:
- The prior completion of a S106 agreement to secure the following obligations:
Highways:
 - A contribution towards improvements to the wider highway network within Hinckley as detailed in the late items
 - Provision of bus services and contribution towards future service. New bus stop infrastructure must include but not be limited to: bus stops, bus shelters, facilitation of real time information, raised kerbs, lighting and timetable information as detailed in the late items
 - One travel pack per employee of £52.85 from first occupation
 - One six month bus pass per employee at an average of £360 per pass to be offered on commencement of bus service provision on site
 - Framework travel plan monitoring fee of £11,337.50
 - Site wide travel plan co-ordinator to be funded and employed by the applicant from the commencement of development until five years following full occupation.
 - Provision of opportunities for apprenticeships and work experience and employment and skills related training during the construction of the development as detailed in the late items;
 - The conditions outlined in the officer's report and late items.
- (ii) The Planning Manager (Development Management) be granted delegated powers to determine the final details of planning conditions;
- (iii) The Planning Manager (Development Management) be granted delegated powers to determine the terms of the S106 agreement including trigger points and claw back periods.

384 17/01240/OUT - TRANSCO NTS, COVENTRY ROAD, HINCKLEY

Outline application for residential development for up to 42 dwellings (access only) and demolition of the existing building.

Having declared a personal interest which might lead to bias in this application, Councillor Witherford spoke as ward councillor and subsequently left the meeting at 8.13pm before the discussion on and determination of the application.

It was moved by Councillor Sutton, seconded by Councillor Cook and

RESOLVED –

- (i) Permission be granted subject to:
 - a. Prior completion of a S106 agreement to secure the following obligations:
 - Highways: as detailed in the late items
 - 20% affordable housing units subject to a reduction for vacant building credit
 - Education based on the DFE cost multiplier as follows:
Primary School £12,099.01 per pupil at a pupil ratio of 0.24 per dwelling
 - Health: £23,280.48
 - Public open space:
 - Equipped children's play space 3.6m² per dwelling, off site provision per square metre £181.93 and maintenance £87.80
 - Casual / informal play spaces 16.8m² per dwelling, off site provision per square metre £4.44 and £5.40
 - Outdoor sports provision 38.4m² per dwelling, off site provision per square metre £9.05 and maintenance £4.30
 - Accessibility and natural green space 40m² per dwelling, off site provision per square metre £4.09 and maintenance £7.10
 - The conditions contained in the officer's report and late items
- (ii) The Planning Manager (Development Management) be granted delegated powers to determine the final detail of planning conditions;
- (iii) The Planning Manager (Development Management) be granted delegated powers to determine the terms of the S106 agreement including trigger points and claw back periods based on the contributions agreed.

385 18/00024/FUL - 7 UTAH CLOSE, HINCKLEY

Application for erection of a detached log cabin for a footcare and beauty salon business (retrospective) (resubmission of 17/01004/FUL).

Notwithstanding the officer's recommendation that permission be refused, some members felt that, in general, the benefit of the application outweighed the harm. It was moved by Councillor Bessant, seconded by Councillor Roberts and

RESOLVED – permission be granted with the imposition of appropriate conditions delegated to officers – such conditions to include painting of the cabin, appropriate hours for a business in a residential area and an appropriate timeframe.

386 18/00038/HOU - 15 DENIS ROAD, BURBAGE

Application for first floor extension to bungalow to form two and a half storey dwelling with alterations to all elevations (resubmission of 17/00546/HOU).

Notwithstanding the officer's recommendation that permission be granted, members felt that the proposed development was out of keeping with the character of the area and contrary to DM10. It was moved by Councillor Crooks, seconded by Councillor Cartwright and

RESOLVED – the committee be minded to refuse permission in accordance with paragraph 2.12 of the procedure rules.

387 17/01292/FUL - 38 ALMEYS LANE, EARL SHILTON

Application for erection of one detached bungalow (resubmission of 17/00636/FUL).

On the motion of Councillor Hollick, seconded by Councillor Hall, it was

RESOLVED – permission be refused for the reasons contained in the officer's report.

388 17/01002/FUL - ALLOTMENT GARDENS NEWTOWN LINFORD LANE, GROBY

Application for the replacement of an existing dwelling with a new dwelling.

Whilst generally in support of the officer's recommendation, and it being moved by Councillor Cartwright and seconded by Councillor Hollick that permission be refused, Councillor Cartwright requested that additional reasons for refusal be added due to it being an unsustainable development, contrary to Core Strategy policy 9 and contrary to policies DM14, DM1, DM4 and DM10. Following advice from officers and in the absence of a seconder, the additional reasons for refusal were not put to the vote.

At this juncture, it having reached 9.30pm, it was moved by Councillor Crooks and seconded by Councillor Witherford that the meeting be extended. Upon being put to the vote the motion was CARRIED and it was

RESOLVED – the meeting be permitted to continue after 9.30pm.

On returning to debate upon the application, it was moved by Councillor Hollick, seconded by Councillor Smith and unanimously

RESOLVED – permission be refused for the reasons contained in the officer's report.

389 17/01319/FUL - MILLENNIUM HALL, BRITANNIA ROAD, BURBAGE, HINCKLEY

Application for erection of a new pavilion.

It was moved by Councillor Hodgkins, seconded by Councillor Sutton, and unanimously

RESOLVED –

- (i) Permission be granted subject to the conditions contained in the officer's report;
- (ii) The Planning Manager (Development Management) be granted delegated powers to determine the final detail of planning conditions.

390 17/00862/CONDIT - 23 STATION ROAD, RATBY

Application for variation of condition 2 of planning permission 15/01090/FUL to extend the flue by 1 metre and to reflect the correct position of the flue.

It was moved by Councillor Hodgkins, seconded by Councillor Cartwright and unanimously

RESOLVED –

- (i) Permission be granted subject to the conditions contained in the officer's report;
- (ii) The Planning Manager (Development Management) be granted delegated powers to determine the final detail of planning conditions.

391 APPEALS PROGRESS

An update on progress in relation to various appeals was presented. It was moved by Councillor Crooks, seconded by Councillor Witherford and

RESOLVED – the report be noted.

(The Meeting closed at 9.36 pm)

CHAIRMAN