

HINCKLEY AND BOSWORTH BOROUGH COUNCIL

PLANNING COMMITTEE

20 AUGUST 2019 AT 6.30 PM

PRESENT: Mrs MJ Crooks - Chairman
Mr DJ Findlay – Vice-Chairman
Mr RG Allen, Mr CW Boothby, Mr SL Bray (for Mr DS Cope), Mr MB Cartwright,
Mr WJ Crooks, Mr REH Flemming, Mr A Furlong, Mr SM Gibbens, Mr E Hollick,
Mr KWP Lynch, Mrs LJ Mullaney, Mr RB Roberts, Mrs H Smith and Mr BR Walker

Also in attendance: Councillor DT Glenville and Councillor P Williams

Officers in attendance: Jenny Brader, Rhiannon Hill, Rebecca Owen, Michael Rice and Nicola Smith

113 APOLOGIES AND SUBSTITUTIONS

Apologies for absence were submitted on behalf of Councillor Mrs Allen and Councillor Cope, with the substitution of Councillor Bray for Councillor Cope authorised in accordance with council procedure rule 10.

114 MINUTES

In considering the minutes of the previous meeting, Councillor Cartwright, seconded by Councillor Allen, requested that the following amendments (in italics) to minute number 92 (application 19/00149/OUT) to accurately reflect the decision:

Paragraph 2:

It was moved by Councillor Cartwright that permission be granted subject to the conditions in the officer's report, *that it be noted that the committee endorsed the delivery within 18 months, and that any amendment to the section 106 agreement of a minor nature be delegated to the Head of Planning in consultation with the ward councillor(s) and major amendments be brought back to the Planning Committee.*

Resolution:

- (iii) *The conditions relating to delivery within 18 months be endorsed;*
- (iv) *Any amendment to the S106 agreement of a minor nature be delegated to the Head of Planning in consultation with the relevant ward councillor(s) and of a major nature be brought back to Planning Committee.*

Upon being put to the vote, the motion was CARRIED and it was

RESOLVED – the minutes of the meeting held on 23 July be approved subject to the abovementioned amendments and signed by the chairman.

115 DECLARATIONS OF INTEREST

No interests were declared at this stage.

116 DECISIONS DELEGATED AT PREVIOUS MEETING

It was reported that the decisions in relation to applications 18/01252/OUT and 19/00611/HOU had been issued. Application 19/00149/OUT was awaiting a section 106 agreement.

117 19/00452/FUL - 83-103 CHURCH STREET, BURBAGE

Application for change of use of part of existing retail until to drinking establishment (use class A4).

At this juncture, Councillor Lynch stated that he was a member of Burbage Parish Council's Planning Committee but had not commented on this application.

Notwithstanding the officer's recommendation that permission be granted, it was moved by Councillor Flemming and seconded by Councillor Walker that permission be refused due to the risk to pedestrian safety. Upon being put to the vote the motion was CARRIED and it was

RESOLVED – permission be refused on grounds of pedestrian safety due to the users who may wish to congregate outside impeding the safe access for pedestrians contrary to policy DM17b.

118 18/01288/FUL - THE BULLS HEAD, 88 MAIN STREET, NAILSTONE

Application for erection of six dwellings and alterations to the existing public house.

It was moved by Councillor Crooks, seconded by Councillor Bray and

RESOLVED –

- (i) Permission be granted subject to:
 - a. the prior completion of a S106 agreement to secure an obligation to highways to deliver a traffic calming scheme;
 - b. the planning conditions contained in the officer's report;
- (ii) The Planning Manager be granted delegated powers to determine the final detail of planning conditions in consultation with the ward councillor;
- (iii) The Planning Manager be granted delegated powers to determine the terms of the S106 agreement including trigger points and claw back periods.

119 19/00573/FUL - LAND REAR OF 125 - 131 LUTTERWORTH ROAD, BURBAGE

Application for conversion of existing building to residential (C3) use and single storey extension to side.

At this juncture, Councillor Lynch stated that he was a member of Burbage Parish Council's Planning Committee but had not commented on this application.

Notwithstanding the officer's recommendation that permission be granted subject to conditions, some members felt that the development would have an adverse effect on the countryside. It was moved by Councillor Walker and seconded by Councillor Cartwright that permission be refused.

Following advice from officers and a brief adjournment for the mover and seconder to draft their reasons for refusal, Councillor Walker, supported by Councillor Cartwright, withdrew his motion.

It was subsequently moved by Councillor Allen, seconded by Councillor Bray and

RESOLVED –

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

120 19/00252/FUL - 5 WHARF YARD, HINCKLEY

Application for erection of 14 apartments (revised scheme).

It was moved by Councillor Allen and seconded by Councillor Cartwright that permission be granted subject to conditions. Councillor Findlay proposed an amendment that an additional condition be included to require fibre optic broadband. The mover and seconder of the original motion supported the amendment which was CARRIED and subsequently

RESOLVED –

- (i) Permission be granted subject to:
 - a. Prior completion of a S106 agreement to secure the following obligations:
 - Off-site play and open space provision: £17,369.24
 - Off-site play and open space maintenance: £11,982.88
 - b. The conditions contained in the officer's report;
 - c. An additional condition requiring installation of fibre optic broadband;
- (ii) The Planning Manager be granted delegated powers to determine the final detail of the planning conditions;
- (iii) The Planning Manager be granted delegated powers to determine the terms of the S106 agreement including trigger points and claw back periods.

121 19/00625/DEEM - AMBION COURT, SOUTHFIELD WAY, MARKET BOSWORTH

It was noted that this application had been withdrawn from the agenda.

122 APPEALS PROGRESS

Members received an update on progress in relation to various appeals. It was moved by Councillor Cartwright, seconded by Councillor Bray and

RESOLVED – the report be noted.

(The Meeting closed at 7.52 pm)

CHAIRMAN