

# HINCKLEY AND BOSWORTH BOROUGH COUNCIL

## PLANNING COMMITTEE

13 FEBRUARY 2024 AT 6.30 PM

PRESENT: Cllr MJ Crooks - Chair  
Cllr J Moore – Vice-Chair  
Cllr CM Allen, Cllr RG Allen, Cllr SL Bray, Cllr MA Cook, Cllr REH Flemming,  
Cllr C Gibbens, Cllr CE Green, Cllr L Hodgkins (for Cllr DS Cope), Cllr E Hollick,  
Cllr KWP Lynch, Cllr LJ Mullaney, Cllr BE Sutton (for Cllr CW Boothby),  
Cllr BR Walker and Cllr A Weightman

Officers in attendance: Sullivan Archer, Emma Baumber, Chris Brown and  
Rebecca Owen

### 265. **Apologies and substitutions**

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

Councillor Sutton for Councillor Boothby  
Councillor Hodgkins for Councillor Cope.

### 266. **Minutes**

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

RESOLVED – the minutes of the meeting held on 16 January be confirmed as a correct record.

### 267. **Declarations of interest**

Councillors Flemming, Lynch and Walker stated that Burbage Parish Council's Planning Committee, of which they were members, had considered application 23/00673/OUT but they had not participated nor voted on the item.

Councillor Gibbens declared that she was currently employed as a consultant for Natural England which was mentioned in the reports for applications 23/00948/FUL and 23/00673/OUT but stated that she was not involved in any work in relation to these matters.

### 268. **Decisions delegated at previous meeting**

It was reported that both decisions delegated at the previous meeting had been issued.

269. **23/00851/OUT - Hinckley and District General Hospital, Mount Road, Hinckley**

Outline application for the redevelopment of a community diagnostic centre and endoscopy building (use class E(e)) (access, appearance, layout and scale to be considered with landscaping reserved).

Two representatives of the applicant spoke on this application.

It was moved by Councillor Bray and seconded by Councillor Mullaney that permission be granted subject to the conditions contained in the officer's report and late items.

Further, "the committee expresses its disappointment that what is on offer is not the walk-in centre / minor injuries unit that has repeatedly been promised and our area needs – the Council expects NHS bosses to honour the previous commitments given by conservative politicians locally". Upon being put to the vote, the motion was CARRIED and it was

RESOLVED –

- (i) The application be approved subject to the conditions contained in the officer's report and late items;
- (ii) The Head of Planning be granted powers to determine the final detail of the conditions;
- (iii) The committee expresses its disappointment that what is on offer is not the walk-in centre / minor injuries unit that has repeatedly been promised and our area needs – the Council expects NHS bosses to honour the previous commitments given by conservative politicians locally.

270. **23/00853/OUT - Land between 80/82 Main Street, Carlton**

Outline application for the provision of two detached dwellings and associated parking (all matters reserved except for access).

The applicant spoke on this application.

It was moved by Councillor Cook, seconded by Councillor R Allen and

RESOLVED –

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

**271. 23/00948/FUL - Twycross Zoological Park, Burton Road, Norton Juxta Twycross**

Application for development of new animal enclosures and associated infrastructure, new lecture theatre, education block, education facilities, substations and associated residential block and lodges, new access from Orton Hill, new car park, landscaping and other associated works (following demolition of some existing buildings).

The applicant and agent spoke on this applications.

Members thanked officers both for the work related to the planning application and the levelling up fund bid.

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

RESOLVED –

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

**272. 23/00673/OUT - Land opposite and south of pumping station, Aston Flamville Road, Burbage**

Application for residential development of up to 343 dwellings (class C3) including provision of public open space, associated infrastructure and all matters reserved except access.

An objector, a supporter and the agent spoke on this application.

It was noted that there was an error on page 93 which listed S106 contributions to Market Bosworth library, which should have read "Burbage library".

Whilst generally in support of the application, it was requested that the applicant be asked to explore extending the widened footpath south-east of the houses into Aston Flamville. It was moved by Councillor R Allen, seconded by Councillor Sutton and

RESOLVED –

- (i) Permission be granted subject to:
  - a. The conditions contained in the officer's report;
  - b. A S106 agreement to secure:
    - Health contribution: £265,619.20
    - Waste – Barwell RHWS: £16,988.79
    - Libraries – Burbage library: £10,357.81

- Primary education – Burbage Church of England Infant School & Burbage Junior School: £1,119,716.00
- Secondary education (11-16) – Hastings High School: £750,792.00
- Post 16 education – The Hinckley School: £218,762.31
- SEND education – Dorothy Goodman School, Hinckley: £193,618.12
- 20% affordable housing provision – up to 69 homes comprising 75% social or affordable rented and 25% intermediate tenure/shared ownership
- Travel pack provision of £52.85 per dwelling: £18,127.55 (subject to final dwelling numbers)
- Six-month bus passes (two per dwelling) supplied by LCC: £415 per pass up to £284,690 (subject to final dwelling numbers and resident applications)
- Sustainable travel accreditation and recognition scheme (STARS) monitoring fee: £6,000
- Contribution towards a traffic regulation order for the reduction / relocation of the existing speed limit: £12,995.00
- Contribution for the purpose of funding the re-validation of the microprocessor optimised vehicle actuation at the Brookside / Burbage Road / Elm Tree Drive junction: £5,000
- Off-site outdoor sports contribution: £119,199.36
- Off-site outdoor sports maintenance contribution: £56,636.16
- On-site equipped children's play space contribution: £224,647.16
- On-site equipped children's play space maintenance contribution: £216,830.88
- On-site casual / informal play spaces maintenance contribution: £62,233.92
- On-site natural green space maintenance contribution: £194,824.00
- S106 legal and monitoring fees.

- (ii) The Head of Planning be granted powers to determine the final detail of the conditions;
- (iii) The applicant be asked to explore widening of the footpath to the south east of the site to Aston Flamville.

**273. 23/01131/HOU - 192 Kirkby Road, Barwell**

Application for erection of two storey side and rear extension and single storey rear extension.

Whilst in support of this application, it was requested that a note to applicant be added requesting an asbestos assessment. It was moved by Councillor R Allen, seconded by Councillor C Allen and

RESOLVED –

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

**274. Appeals progress**

Members were updated on four appeal decisions which had been received since the previous meeting.

(The Meeting closed at 7.59 pm)

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CHAIR