

HINCKLEY AND BOSWORTH BOROUGH COUNCIL

PLANNING COMMITTEE

10 OCTOBER 2018 AT 6.30 PM

PRESENT: Mr R Ward - Chairman

Mr BE Sutton – Vice-Chairman

Mr DC Bill MBE, Mrs MA Cook, Mr WJ Crooks, Mr MA Hall, Mrs L Hodgkins,
Mr E Hollick, Mr KWP Lynch, Mr K Morrell (for Mrs J Richards), Mr RB Roberts,
Mrs H Smith, Mrs MJ Surtees, Ms BM Witherford and Ms AV Wright

In accordance with Council Procedure Rule 11 Councillor Mr RG Allen was also in attendance.

Officers in attendance: Rhiannon Hill, Helen Knott, Rebecca Owen and Michael Rice

207 APOLOGIES AND SUBSTITUTIONS

Apologies for absence were submitted on behalf of Councillors Bessant, Ladkin and Richards, with the substitution of Councillor Morrell for Councillor Richards authorised in accordance with council procedure rule 10.

208 MINUTES

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

RESOLVED – the minutes of the meeting held on 25 September 2018 be confirmed and signed by the chairman.

209 DECLARATIONS OF INTEREST

No interests were declared at this stage.

210 DECISIONS DELEGATED AT PREVIOUS MEETING

It was reported that the decision on application 18/00425/FUL had been issued.

211 18/00680/FUL - ASHCROFT, 4 PIPE LANE, ORTON ON THE HILL

Application for erection of two dwellings (re-submission of 18/00221/FUL).

Notwithstanding the officer's recommendation that the application be approved, some members felt that the proposal was not in keeping with the character of the conservation area. It was moved by Councillor Morrell, seconded by Councillor Hall and

RESOLVED –

- (i) the committee be minded to refuse permission and the application be brought back to a future meeting;
- (ii) the view of the conservation officer be sought.

Councillor Wright was absent during the vote.

212 18/00302/FUL - LAND SOUTH OF AMBER WAY, BURBAGE

Application for erection of 40 dwellings and associated infrastructure.

Following an indication at a previous meeting that members were minded to refuse permission, consideration was given to this application along with changes proposed since that meeting which included additional tree planting and aesthetic changes to the design of the houses.

Councillor Bill, seconded by Councillor Wright, proposed that by virtue of the layout, scale and design of the proposal it would not achieve a high quality development at a gateway to Hinckley and Burbage and would fail to complement or enhance the character of the surrounding area contrary to policy DM10 of the Site Allocations and Development Management Policies Development Plan Document (2016) and paragraphs 127 and 130 of the National Planning Policy Framework.

Further debate ensued in relation to the departure from the masterplan and the impact on the highway and the meeting adjourned at 7.45pm to allow members to draft an amendment to the motion. The meeting reconvened at 7.55pm.

An amendment was proposed by Councillor Hall and seconded by Councillor Bill that the application be refused on the following grounds:

- The number of dwellings identified in the Sketchley Brook Master Plan (10/00518/OUT) would be exceeded resulting in an unsustainable development;
- A scheme for solely residential development on this site reduces the deliverability of a mixed use scheme in accordance with allocation SA3 and the wider Master Plan which should include A class uses and D1 uses to provide community facilities;
- The proposed layout, scale and design is not of a high quality at a gateway to Hinckley and Burbage;
- Whilst it is appreciated that contributions towards mitigating highway impacts have been agreed, little evidence has been provided that the proposed mitigation would deliver a scheme to offset additional highway impacts on a major through route, compounded by the existing railway bridge.

This amendment was supported by Councillor Wright as seconder of the original motion.

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

RESOLVED – permission be refused on grounds of:

- (i) Unsuitable development;
- (ii) Conflict with the original Master Plan (10/00518/OUT) and Site Allocation Policy SA3 in not delivering community facilities;
- (iii) The layout, scale and design would not enhance the site nor be a fitting gateway to Hinckley or Burbage;
- (iv) Impact upon the highways network.

213 18/00530/OUT - LAND WEST OF BREACH LANE, EARL SHILTON

Application for erection of three dwellings (outline – access only).

Following the indication at a previous meeting that members were minded to refuse permission, consideration was given to this application. It was moved by Councillor Sutton, seconded by Councillor Surtees and

RESOLVED –

- (i) permission be granted subject to:
 - a) The conditions contained in the officer's report;
 - b) The completion of a Unilateral Undertaking to secure play and open space contributions and any other Community Infrastructure Levy (CIL) compliant obligations if the gross floor space of the resulting dwellings exceed 1000m²;
- (ii) The Interim Head of Planning be granted delegated powers to determine the final detail of planning conditions.

214 18/00757/HOU - 18 CASTLEMAINE DRIVE, HINCKLEY

Application for single storey rear extension.

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

RESOLVED – permission be granted subject to conditions contained in the officer's report.

215 NAILSTONE COLLIERY, WOOD ROAD, NAILSTONE - DEED OF VARIATION

Consideration was given to a request to vary a signed section 106 agreement to planning application 06/00980/OUT, 10/00851/EXT and 14/00572/CONDIT to amend the off site highway works originally agreed.

Councillor Hall left the meeting at 8.15pm.

Councillor Crooks informed members of discussions that had taken place with the highways authority in relation to the applicant funding a pinch point and proposed that the report be deferred for inclusion of this. Councillor Roberts seconded the motion and on being put to the vote, the motion was CARRIED and it was

RESOLVED – the report be deferred to request further information from the highways authority.

216 APPEALS PROGRESS

Members received a report on progress in relation to appeals since the previous meeting.

RESOLVED – the report be noted.

(The Meeting closed at 8.30 pm)

CHAIRMAN