

HINCKLEY AND BOSWORTH BOROUGH COUNCIL

PLANNING COMMITTEE

23 JULY 2019 AT 6.30 PM

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

Also in attendance: Councillor DC Bill MBE, Councillor R Webber-Jones and Councillor P Williams

Officers in attendance: Farzana Akhtar, Jenny Brader, Rhiannon Hill, Rebecca Owen and Nicola Smith

86 APOLOGIES AND SUBSTITUTIONS

Apologies for absence were submitted on behalf of Councillors Gibbens and Roberts, with the substitution of Cllr Nichols for Cllr Gibbens authorised in accordance with council procedure rule 10.

87 MINUTES

It was moved by Councillor Cartwright, seconded by Councillor Allen and

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

88 DECLARATIONS OF INTEREST

Councillor C Allen and Councillor R Allen declared a personal interest in application 19/00611/HOU as members of Earl Shilton Town Council Planning Committee which had given consideration to this application.

Councillors Lynch and Walker declared a personal interest in application 19/00452/FUL as members of Burbage Parish Council Planning Committee which had given consideration to this application.

89 DECISIONS DELEGATED AT PREVIOUS MEETING

Two applications considered at the previous meeting had been “minded to refuse” and were on the agenda for this meeting. The decision on application 19/00413/FUL had been issued.

90 19/00452/FUL - 83-103 CHURCH STREET, BURBAGE

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

Councillor R Allen, seconded by Councillor Furlong, proposed that permission be granted subject to the conditions contained in the officer’s report. Upon being put to the vote, the motion was LOST.

Councillor Flemming, seconded by Councillor Walker, proposed that permission be refused. The meeting adjourned at 7.02pm for Councillors Flemming and Walker to prepare their reasons for refusal.

Upon reconvening at 7.08pm, Councillor Flemming, with the support of Councillor Walker, withdrew his motion.

Councillor Flemming, seconded by Councillor Walker proposed that the application be deferred to allow further consideration of the concerns around pedestrian safety. Upon being put to the vote, the motion was CARRIED and it was

RESOLVED – the application be deferred.

91 18/01252/OUT - LAND EAST OF PECKLETON LANE, DESFORD

Application for residential development up to 80 dwellings with associated works (outline – access only).

Notwithstanding the officer recommendation that permission be granted, some members felt that the proposal was inappropriate. It was moved by Councillor Cartwright that permission be refused due to the impact on the intrinsic value and character of the countryside and harm to the countryside outweighing benefits of the development contrary to policy DM4; not being sensitive to the setting and therefore contrary to policy DM9 and being in a dangerous location in terms of highways and therefore contrary to policy DM17.

Following advice from officers, Councillor Cartwright withdrew policies DM9 and DM17 as reasons for refusal although wished it to be noted that he had concerns about highway safety.

Councillor Furlong proposed that the application be deferred pending making of the Desford Neighbourhood Development Plan. Following advice from officers, he withdrew his motion.

Councillor Furlong then seconded Councillor Cartwright's motion for refusal.

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

RESOLVED – permission be refused due to the impact on the intrinsic value and character of the countryside and the harm to the countryside outweighing benefits of the development contrary to policy DM4.

92 19/00149/OUT - LAND OPPOSITE BOSWORTH COLLEGE, LEICESTER LANE, DESFORD

Application for residential development of up to 80 dwellings and associated works (outline – access only).

It was moved by Councillor Cartwright that permission be granted subject to the conditions in the officer's report. The motion was not seconded at this stage.

It was moved by Councillor R Allen and seconded by Councillor Boothby that permission be refused due to being contrary to policy DM4.

Councillor Walker then seconded Councillor Cartwright's motion to grant permission.

The chairman requested an adjournment to seek procedural advice and the meeting adjourned at 7.45pm and reconvened at 7.50pm.

As the first valid motion, Councillor Allen's motion was put to the vote and subsequently LOST.

Councillor Cartwright's motion was put to the vote and CARRIED and it was therefore

RESOLVED – permission be granted subject to:

- (i) The prior completion of a S106 agreement to secure the following obligations:
 - a. £640,098 towards education
 - b. £184,785 towards provision and maintenance of play and open space
 - c. 40% affordable housing provision on-site with a mix of 75% social or affordable rent and 25% intermediate tenure and a mix of 66% of the rented accommodation to be two-bedroomed houses and a remainder as a mix of one-bedroomed accommodation. The intermediate tenure should be a mix of two and three bedroomed houses
 - d. £51,840 health care provision at Desford and Ratby surgeries
 - e. Suitable highways mitigation including:
 - Travel packs at a cost of £52.85 per pack
 - Six month bus passes, two per dwelling at £360 per pass
 - Residential travel plan monitoring fee of £6,000
 - Travel plan co-ordinator
 - f. £3,962 towards civic amenity at Barwell
 - g. £2,410 for library services at Desford library
 - h. Provision of footpath links across Barns Way
- (ii) The conditions contained in the officer's report.

93 19/00611/HOU - 120 HINCKLEY ROAD, EARL SHILTON

Application for a detached garage.

Whilst generally in support of the application, concern was expressed about the size of the garage. It was moved by Councillor Allen and seconded by Councillor Cartwright that a condition be added to restrict the use to that ancillary to the domestic use of the home and not for commercial purposes.

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

RESOLVED – permission be granted subject to the conditions contained in the officer's report and an additional condition to prevent commercial use.

94 APPEALS PROGRESS

Members gave consideration to a report on progress in relation to various appeals. It was moved by Councillor Crooks, seconded by Councillor Cartwright and

RESOLVED – the report be noted.

(The Meeting closed at 8.12 pm)

CHAIRMAN