

HINCKLEY AND BOSWORTH BOROUGH COUNCIL

PLANNING COMMITTEE

9 JANUARY 2018 AT 6.30 PM

PRESENT: Mr BE Sutton - Vice-Chairman, in the Chair

Mr CW Boothby, Mrs MA Cook, Mrs GAW Cope, Mr WJ Crooks, Mrs L Hodgkins, Mr E Hollick, Mrs J Kirby, Mr C Ladkin, Mr RB Roberts, Mrs MJ Surtees 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: Helen Knott, Rebecca Owen, Rob Parkinson, Michael Rice and Nicola Smith

264 APOLOGIES AND SUBSTITUTIONS

Apologies for absence were submitted on behalf of Councillors Taylor, Ward and Wright.

265 APPOINTMENT OF VICE-CHAIRMAN

It was moved by Councillor Surtees and seconded by Councillor Roberts that, with the Vice-chairman in the chair, Councillor Cook be appointed as Vice-chairman for this meeting only. It was subsequently

RESOLVED – Councillor Cook be appointed as Vice-Chairman for this meeting only.

266 MINUTES

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

RESOLVED – the minutes of the meeting held on 5 December 2017 be confirmed and signed by the Chairman.

267 DECLARATIONS OF INTEREST

No interests have to be declared at this stage.

268 DECISIONS DELEGATED AT PREVIOUS MEETING

It was reported that all decisions made at the previous meeting had been issued, with the exception of application 17/00765/FUL, which was on the agenda for this meeting.

269 17/00765/FUL - THE BIG PIT, LAND TO THE REAR OF 44 TO 78 ASHBY ROAD, ASHBY ROAD, HINCKLEY

Application for erection of 60 dwellings including engineering infill operation and associated works.

Notwithstanding the officer's recommendation that the application be approved and officer advice in relation to the outline planning permission that already existed on the site for residential development and infilling of the pit and associated matters that had

been considered by the inspector at appeal, some members felt that they could not support the application. Councillor Hodgkins, seconded by Councillor Kirby, proposed that the application be refused for the following reasons:

“The development, by virtue of its layout, would create parking arrangements and areas of hardstanding that would not be conducive for residents to park or have deficiencies which would lead to the displacement of parking on the street, creating an unattractive streetscene that would be detrimental to the amenities of future occupiers. The development would also create areas of public open space which have no natural surveillance. The development is therefore overdevelopment, it would not function well over the lifetime of the development, would not create high quality streetscenes in which to live, nor design out crime. The development is therefore contrary to paragraph 58 of the NPPF and DM10 of the SADMP July 2016.”

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

RESOLVED – permission be refused on the grounds that the development, by virtue of its layout, would create parking arrangements and areas of hardstanding that would not be conducive for residents to park or have deficiencies which would lead to the displacement of parking on the street, creating an unattractive streetscene that would be detrimental to the amenities of future occupiers. The development would also create areas of public open space which have no natural surveillance. The development is therefore overdevelopment, it would not function well over the lifetime of the development, would not create high quality streetscenes in which to live, nor design out crime. The development is therefore contrary to paragraph 58 of the NPPF and DM10 of the SADMP July 2016.

270 17/00149/FUL - BULL IN THE OAK FARM, BOSWORTH ROAD, BULL IN THE OAK, CADEBY

Application for removal of existing residential and agricultural buildings for the erection of five new dwellings and associated works.

Whilst generally in support of the officer’s recommendation, members felt that condition 14 should be strengthened to require that materials used should reflect those of existing buildings. It was moved by Councillor Cook, seconded by Councillor Surtees and

RESOLVED – permission be granted subject to the conditions contained within the officer’s report, late items and abovementioned amended condition.

271 17/00302/FUL - LAND OFF BRASCOTE LANE, CADEBY

Application for erection of a farmyard and agricultural worker’s dwelling.

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

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

272 17/01047/HOU - 80 MAIN STREET, DESFORD

Application for removal of a section of wall to create vehicular access and erection of gates.

Notwithstanding the officer's recommendation that permission be granted subject to conditions, it was moved by Councillor Surtees and seconded by Councillor Crooks that permission be refused as loss of a section of the wall would be detrimental to the character of the conservation area, which was characterised by the walls. It was noted that, in accordance with paragraph 2.12 of the Planning Committee procedure rules, the motion would be deemed to be a motion of "minded to refuse". Upon being put to the vote, the motion was CARRIED and it was

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

273 APPEALS PROGRESS

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

RESOLVED – the report be noted.

(The Meeting closed at 7.44 pm)

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CHAIRMAN