

HINCKLEY AND BOSWORTH BOROUGH COUNCIL

PLANNING COMMITTEE

8 MAY 2018 AT 6.30 PM

PRESENT: Mr R Ward - Chairman
Mr BE Sutton – Vice-Chairman
Mr PS Bessant, Mrs MA Cook, Mrs GAW Cope, Mrs L Hodgkins, Mr E Hollick,
Mrs J Kirby, Mr KWP Lynch (for Mr WJ Crooks), Mr K Morrell (for Mr MA Hall),
Mr RB Roberts, Mrs H Smith, Mrs MJ Surtees, Miss DM Taylor and Ms BM Witherford

In accordance with Council Procedure Rule 11 Councillors Mr CW Boothby and Mr LJP O'Shea were also in attendance.

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

449 APOLOGIES AND SUBSTITUTIONS

Apologies for absence were submitted on behalf of Councillors Crooks, Hall and Wright, with the following substitutions authorised in accordance with council procedure rule 10:

Councillor Lynch for Councillor Crooks;
Councillor Morrell for Councillor Hall.

450 MINUTES

It was moved by Councillor Hollick, seconded by Councillor Roberts and

RESOLVED – the minutes of the meeting held on 10 April be confirmed and signed by the Chairman.

451 DECLARATIONS OF INTEREST

No interests were declared at this juncture.

452 DECISIONS DELEGATED AT PREVIOUS MEETING

It was reported that all decisions made at the previous meeting had been issued, with the exception of 17/00964/FUL, which was subject to a Section 106 agreement.

453 17/01050/OUT - HORNSEY RISE MEMORIAL HOME, BOSWORTH ROAD, WELLSBOROUGH

It was noted that this application had been withdrawn from the agenda.

454 17/00872/FUL - RATBY BURROUGHS, SOUTH BURROUGHS ROAD, RATBY

Application for change of use for paintballing with ancillary buildings and structures (retrospective).

It was moved by Councillor Ward and seconded by Councillor Sutton that the application be deferred for a site visit to enable members to look at the site and access. Upon being put to the vote, the motion was CARRIED and it was

RESOLVED – the application be deferred for a site visit.

Councillors Boothby and O'Shea left the meeting at this juncture.

455 18/00187/HOU - 5 LANCASTER AVENUE, MARKET BOSWORTH

Application for single storey extension to front and rear, detached garage and games room to rear.

Councillor Taylor entered the meeting at 6.59pm.

Some members expressed concern about the need to retain the grass verge at the side of the property and that it be kept in good condition. It was requested that a condition be added to require the submission of a hard and soft landscaping scheme prior to completion. It was moved by Councillor Surtees, seconded by Councillor Roberts and

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

456 18/00018/REM - LAND ST MARYS COURT, BARWELL

Application for approval of reserved matters (layout, scale, appearance and landscaping) of outline planning permission 16/00966/OUT for residential development of eight dwellings.

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

RESOLVED – Reserved matters be approved subject to the conditions contained in the officers report and late items, with determination of the final detail of planning conditions delegated to the Planning Manager (Development Management).

457 17/01330/FUL - 12 BIRCH CLOSE, EARL SHILTON

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

458 18/00316/HOU - 10 FAIRACRE ROAD, BARWELL

Application for single storey side and rear extension.

Notwithstanding the officer's recommendation that permission be granted, some members felt that the proposed extension was set too far forward. It was moved by Councillor Roberts and seconded by Councillor Witherford that the application be deferred for discussions with the applicant about the siting of the extension. Upon being put to the vote, the motion was CARRIED and it was

RESOLVED – the application be deferred for further discussions with the applicant.

459 PROPOSED VARIATION TO SECTION 106 AGREEMENT RELATING TO PLANNING APPLICATION 14/00596/OUT

The committee received a report which requested variation of a Section 106 agreement to reduce the provision of on site affordable housing to 15% from the previously agreed 40% in relation to the site at Garden Farm, Bagworth Road, Barlestone.

Whilst members were reluctant to reduce the affordable housing provision on the site, it was acknowledged that an independent viability assessment had supported the

developer's viability claim and that it would encourage the development to be built. It was also noted that an overage clause would ensure that any uplift in values would result in a commuted sum being made available for off-site affordable housing provision.

It was moved by Councillor Lynch, seconded by Councillor Hollick and

RESOLVED –

- (i) A deed of variation to the signed Section 106 agreement for planning application 14/00596/OUT (permitted 17/12/2015) to reduce the on site affordable dwellings to 15% of the total dwellings on site and the addition of an overage clause be approved;
- (ii) The Planning Manager (Development Management) be granted delegated powers to determine the details of the overage clause and the final wording of the deed of variation.

460 APPEALS PROGRESS

Members received an update on appeals. It was agreed that ward councillors would receive an update on the former police station site.

(The Meeting closed at 7.55 pm)

CHAIRMAN