

HINCKLEY AND BOSWORTH BOROUGH COUNCIL  
PLANNING AND REGULATORY COMMITTEE  
5<sup>th</sup> JANUARY 2005 AT 6.30 P.M.

PRESENT: Mr. R.J. Furniss - Chairman  
Mr. D.E. Hinton - Vice-Chairman

Mrs. M. Aldridge, Mr. C.W. Boothby, Mr. D.R. Bown, Mrs. R. Camamile,  
Mrs. C.M. Claridge, Mrs. M.A. Cook, Mr. W.J. Crooks, Mr. R.D. Ellis, Mrs.  
D. Finney, Mr. C.G. Joyce, Mrs. M.L. Sherwin, Mrs. E.A. Spencer, Mr.  
J.E. Stanley, Mr. K. Vessey and Mrs. R.W. Wright.

In accordance with Council Procedure Rule 4.4, Mr. D.C. Bill, Mr. N.B.L. Davis  
and Mr. K.W.P. Lynch also attended the meeting.

Officers in attendance: Mrs. J. Clayton, Mrs. T. Darke, Mr. G.B. Gethin, Mr. P.  
Reid and Mr. N. Wright.

325 APOLOGY AND SUBSTITUTION

An apology for absence was submitted from Mr. P.T. Andrews for whom Mrs.  
Aldridge was substituted in accordance with Council Procedure Rule 4.3.

326 MINUTES (PR41)

On the motion of Mr. Crooks, seconded by Mrs. Camamile , it was

**RESOLVED** - the minutes of the meeting held on 30<sup>th</sup> November 2004 be  
confirmed and signed by the Chairman subject to the addition of the name of Mrs. R.W.  
Wright to the list of those present.

327 DECLARATIONS OF INTEREST

No interests were declared at this stage.

328 TOWN AND COUNTRY PLANNING ACT 1990 - APPLICATIONS TO BE  
DETERMINED (PR42)

The Committee considered a schedule of planning applications, together with a  
list of late items, and the recommendations of the Acting Head of Planning and Leisure.

It was moved by Mrs. Crooks and seconded by Mr. Hinton that the  
recommendations of the Acting Head of Planning and Leisure contained in the schedule  
submitted, as amended by the list of late items, be approved.

(a) 04/01191/COU - Change of use to allow dog grooming, Plot 3, 3 Station Road,  
Market Bosworth Industrial Estate for Samantha Lake

Notwithstanding the Officer's recommendation that this application be refused,  
opinion was expressed that the proposed change of use was more of a service  
rather than retail nature and, as such, did not constitute an unacceptable change  
of use. Consequently, following a motion proposed by Mrs. Aldridge and  
seconded by Mrs. Cook, it was

RESOLVED - this application be permitted subject to the following conditions:-

1. The development hereby permitted shall be begun within five years from the date of this permission.
2. There shall be no storage of materials, plant, oil drums, tyres or waste materials of any description on the open area of the site.
3. Dog grooming shall not take place anywhere on the site except within the building.
4. The premises shall only be open to the public between 8.30 am and 5.00 pm Tuesdays to Saturdays.

The reasons for the conditions are:-

1. To comply with the requirements of Section 91 of the Town & Country Planning Act 1990.
2. To ensure that the site does not deteriorate into an untidy condition.
- 3 & 4. To safeguard amenities of neighbouring premises to accord with policy BE1 of the adopted Hinckley & Bosworth Local Plan.

Notes to Applicant

1. This permission does not grant approval under the Building Act 1984 and the Building Regulations 1991 for which a separate application may be required. You are advised to contact the Building Control Section.

- (b) 04/01235/FUL - Residential development of 19 dwellings, land off Coventry Road, Hinckley, for Crest Nicholson (Midlands) Ltd.

An appeal having been lodged against non-determination, it was proposed by Mr. Ellis, seconded by Mr. Furniss, and

RESOLVED - the recommendation of the Acting Head of Planning and Leisure form the basis of the Council's case at appeal.

Mrs. Finney and Mr. Lynch withdrew from the meeting at 7.22 p.m.

- (c) 04/01314/FUL - Erection of two bungalows, land rear of 5 Main Street, Barlestone for Mr. & Mrs. M. Underwood

Mr. Crooks withdrew from the meeting at 7.24 p.m., returning at 7.26 p.m. at which time Mrs. Finney also returned.

Although listed to speak, a representative of the Parish Council was not present when this application received consideration.

The following Members withdrew from the meeting at the times indicated:-

Mrs. Sherwin (7.28 p.m.), Mr. Bill (7.29 p.m.), Mr. Stanley (7.31 p.m.), Mr. Boothby (7.32 p.m.)

On the motion of Mr. Crooks, seconded by Mr. Furniss, it was

RESOLVED - consideration of this application be deferred to enable a site visit to be made.

Mr. Boothby and Mrs. Sherwin returned at 7.34 p.m.

- (d) 04/01320/FUL - Erection of one dwelling and associated works (revised scheme), land off The Rookery, Groby for T. Charles

Mr. Bill and Mr. Stanley returned at 7.36 p.m. and the former then left the meeting at 7.39 p.m.

As it was considered that the proposed development was overbearing and not in keeping with the local street scene, it was proposed by Mr. Boothby and seconded by Mrs. Wright that this application be refused. This amendment was declared lost, whereupon, following a further amendment, proposed by Mr. Ellis and seconded by Mr. Vessey, it was

RESOLVED - this application be approved in accordance with the recommendation of the Acting Head of Planning and Leisure subject to condition number 2 specifying the use of appropriate local stone.

Mr. Vessey left the meeting at 7.48 p.m.

- (e) 04/01352/FUL - Extensions and alterations to dwelling, 5 Forresters Road, Burbage for Mr. & Mrs. S. Bennett

Although not listed to speak, a neighbour attended in the belief that he had registered to do so. For the avoidance of doubt and in the interests of natural justice, this item was withdrawn from the agenda to afford the neighbour and applicant the opportunity to make verbal representations at the next meeting of this Committee.

- (f) 04/01414/GDOT - Erection of telecommunications mast, Weblark Engineering, Building B, Britannia Buildings, Coventry Road, Burbage for O2 (UK) Ltd.

Concern having been expressed regarding the overall appearance of this building, it was moved by Mr. Crooks, seconded by Mr. Furniss and

RESOLVED - this application be permitted in accordance with the recommendation of the Acting Head of Planning and Leisure subject to the addition of a note to the applicant seeking improvements to the appearance of wiring, etc. by the use of appropriate cladding.

RESOLVED - the remaining recommendations of the Acting Head of Planning and Leisure, as set out in the schedule submitted and amended by the list of late items and/or as indicated above, be approved.

329 SECTION 106 STRATEGY ON DEVELOPER CONTRIBUTIONS - DATABASE UPDATE (PR43)

Mrs. Sherwin left the meeting at 8.04 p.m.

Updated databases were submitted indicating the Section 106 development contributions held at 5<sup>th</sup> December as well as the amounts available for the provision/maintenance of off-site open space. On the motion of Mr. Bown, seconded by Mr. Furniss, it was

RESOLVED - the revised developer contributions database for the Borough be noted and the distribution of these to the appropriate Parish Councils, in accordance with the Section 106 strategy, be agreed.

330 29 CHURCH STREET, BURBAGE (PR44)

Further to minute number 283(g) and the decision taken earlier in the meeting relating to this property, details were given of the stages when Building Inspectors and Planning Officers were involved with these works and advice offered. On the motion of Mr. Furniss, seconded by Mr. Ellis, it was

RESOLVED - the report be noted.

331 APPEALS LODGED AND DETERMINED (PR45)

A summary was submitted of appeals lodged and determined since the last meeting of this Committee. On the motion of Mr. Ellis, seconded by Mr. Furniss, it was

RESOLVED - the report be noted.

332 APPEALS - PROGRESS (PR46)

A schedule was submitted indicating the stage at which various appeals against planning decisions had reached. On the motion of Mr. Ellis, seconded by Mr. Furniss, it was

RESOLVED - the report be noted.

(The meeting closed at 8.10 p.m.)