

HINKLEY AND BOSWORTH BOROUGH COUNCIL
PLANNING AND REGULATORY COMMITTEE
22nd MARCH 2005 AT 6.30 P.M.

PRESENT: MR. R.J. FURNISS - CHAIRMAN
MR. D.E. HINTON - VICE-CHAIRMAN

Mrs. M. Aldridge, Mr. D.R. Bown, Mrs. R. Camamile, Mrs. C.M. Claridge, Mrs. M.A. Cook, Mr. W.J. Crooks, Mr. B.H. Edwards, Mrs. D. Finney, Mr. K.A.J. Hunnybun, Mr. C.G. Joyce, Mr. M.R. Lay, Mr. J.E. Stanley, Mr. R. Ward and Mrs. R.W. Wright.

In accordance with Council Procedure Rule 4.4, Messrs. J.C. Bown, J.F. Collins and N.B.L. Davis also attended the meeting.

Officers in attendance: Mrs. T. Darke, Mrs. K. Herbert, Mr. C. Merriman, Mrs. P.I. Pitt and Mr. P. Reid.

443 APOLOGIES AND SUBSTITUTIONS

Apologies for absence were submitted on behalf of Mr. P.T. Andrews, Mr. C.W. Boothby, Mr. R.D. Ellis, Mrs. M.L. Sherwin, Mrs. E.A. Spencer and Mr. K. Vessey and the following substitutions authorised in accordance with Council Procedure Rule 4.3:-

Mrs. Aldridge for Mrs. Spencer
Mr. Edwards for Mr. Andrews
Mr. Hunnybun for Mr. Ellis
Mr. Lay for Mr. Vessey
Mr. Ward for Mrs. Sherwin.

444 MINUTES (PR62)

On the motion of Mr. D.R. Bown, seconded by Mrs. Wright, it was

RESOLVED - the minutes of the meeting held on 22nd February 2005 be confirmed and signed by the Chairman.

445 ADDITIONAL URGENT BUSINESS BY REASON OF SPECIAL CIRCUMSTANCES

The Chairman indicated that, as now circulated to Members, he intended to take as a late item a report on planning application no. 05/01503/OUT, the reason for the urgency being the need for this application to be determined by 24th March 2005.

446 DECLARATIONS OF INTEREST

At this juncture Mr. Davis indicated his presence at the meeting as Cabinet Portfolio Holder with responsibilities which included leisure and recreation and community safety/crime and disorder and referred to his professional membership of various trade bodies.

447 TOWN AND COUNTRY PLANNING ACT 1990 - APPLICATIONS TO BE DETERMINED (PR63)

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 Mr. D.R. Bown and seconded by Mr. Ward 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) 04/00994/FUL - Residential development of 209 no. dwellings, land off Montgomery Road, Earl Shilton - David Wilson Homes East Midlands.

Although generally supportive of this scheme it was moved by Mr. D.R. Bown, seconded by Mr. Lay, and

RESOLVED - further discussions be held to determine the exact cost of the developer contributions and subject to a satisfactory outcome officers be delegated the authority to issue the necessary permission, keeping ward members fully acquainted with the situation.

- (b) 04/01407/OUT - Residential development of six dwellings, Outwoods Timber, The Outwoods, Burbage - Mr. D. Thatcher

Members received legal advice that the objections in this case related to concerns regarding covenants on the land and rights of way claimed over it. These issues were not planning considerations and, therefore, not matters for this Committee to deal with. However, since Members had concerns with regard to associated rights of way issues it was moved by Mrs. Wright, seconded by Mrs. Claridge and

RESOLVED - consideration of this application be deferred to enable appropriate Members and officers to attempt to resolve the factors in this case.

Mr. Davis, having addressed the Committee, withdrew from the meeting at 7.12 p.m. when the vote was taken, returning at 7.13 p.m.

At this juncture Mr. Collins and Mrs. Wright indicated that they wished to place on record the following concerns:-

Mr. Collins - the apparent inconsistency in the consideration of seemingly similar planning applications.

Mrs. Wright - advice received from the Highways Authority.

- (c) 04/01481/FUL - Demolition of existing building and new residential development comprising seven houses and associated garaging, Fernlea, Barton Road, Carlton - Mr. & Mrs. N. Davies

On the motion of Mr. D.R. Bown, seconded by Mr. Lay, it was

RESOLVED - this application be refused in accordance with the recommendation of the Acting Head of Planning and Leisure but a note to applicant be attached to the refusal notice indicating that an amended scheme might receive more favourable consideration.

- (d) 05/00032/FUL - Erection of eighteen flats, land off King Street, Barwell - Lynton Home Developments Ltd.

Members were in agreement with the officer's recommendation for approval but received advice that additional conditions would be attached to the permission to require developer contributions should the Section 106 Agreement not be met within the required 13 week period.

- (e) 05/00065/FUL - Demolition of existing workshop and offices and erection of 6 no. flats, Wharf Builders Yard, 3 Wharf Yard, Coventry Road, Hinckley - Mr. S. Plant

Whilst recommended in this evening's late items list for deferral it was moved by Mr. Furniss, seconded by Mr. Hinton, and

RESOLVED - subject to officers being satisfied with the amended plans the Acting Head of Planning and Leisure be granted delegated authority to issue the necessary permission.

Mr. Collins left the meeting at 8.11 p.m., as did Mr. Lay who returned at 8.13 p.m. Mrs. Claridge left at 8.14 p.m.

- (f) 05/01503/OUT - Commercial and residential development Dawkins International Ltd., Barton Road, Congerstone - Dawkins International Ltd.

The reason for the urgency having been explained earlier in the meeting and further to minute number 406(a) of 22nd February 2005 Members received the advice of officers that it was considered prudent to cover the financial contributions in this instance by condition rather than enter into a Section 106 Agreement.

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, together with item (f) above.

448 APPEALS LODGED AND DETERMINED (PR64)

A summary was submitted of appeals lodged and determined since the last meeting of this Committee. On the motion of Mr. D.R. Bown, seconded by Mr. Ward, it was

RESOLVED - the report be noted.

449 APPEALS - PROGRESS (PR65)

A schedule was submitted indicating the stage which various appeals against planning decisions had reached. On the motion of Mr. D.R. Bown, seconded by Mr. Crooks, it was

RESOLVED - the report be noted.

(The meeting closed at 8.23 p.m.)