

HINCKLEY AND BOSWORTH BOROUGH COUNCIL
PLANNING COMMITTEE
1st NOVEMBER 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. M.A. Cook, Mr. W.J. Crooks, Mr. N.B.L. Davis, Mr. B.H. Edwards, Mr. R.D. Ellis, Mrs. D. Finney, Mr. C.G. Joyce, Mr. K. Vessey, Mr. R. Ward and Mrs. R.W. Wright.

In accordance with Council Procedure Rule 4.4 Mr. P.R. Batty, Mr. D.C. Bill, Mrs. C.M. Claridge and Mrs. M.J. Crooks also attended the meeting.

Officers in attendance: Mr. P.F. Cash, Mrs. T. Darke, Mr. S. Payne, Mr. R. Palmer and Mrs. P.I. Pitt.

261 APOLOGIES AND SUBSTITUTIONS

Apologies for absence were submitted on behalf of Mr. J.F. Collins, Mrs. E.A. Spencer and Mr. J.E. Stanley and the following substitutions authorised in accordance with Council Procedure Rule 4.3:

Mr. Davis for Mrs. Spencer
Mr. Ward for Mr. Collins

262 MINUTES (P42)

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

RESOLVED – the minutes of the meeting held on 4th October 2005 be confirmed and signed by the Chairman.

263 DECLARATIONS OF INTEREST

Mrs. Camamile, Mrs. Cook, Mr. Ellis and Mr. Hinton each declared an interest in planning application number 05/00834/OUT on the grounds that they were Members of the Primary Care Trust Scrutiny Committee.

Additionally, as Chairman of the Licensing and Regulatory Committees Mr. Davis indicated that he would abstain from voting or taking part in discussions on planning application number 05/00902/FUL.

264 BURBAGE DRAFT VILLAGE DESIGN STATEMENT (DRAFT SUPPLEMENTARY PLANNING DOCUMENT) (P44)

Members' approval was sought to the above, prior to publication for a six-week consultation period. Once finally adopted this document would assist in the determination of planning applications within Burbage.

It was moved by Mr. Davis, seconded by Mrs. Cook and

RESOLVED – the draft Burbage Village Design Statement be approved for consultation.

It was moved by Mr. Ellis, and seconded by Mrs. Wright, that the recommendations of the Head of Culture and Development contained in the schedule submitted, as amended by the list of late items, be approved.

Mrs. Camamile, Mrs. Cook, Mr. Ellis and Mr. Hinton, having declared an interest in the following item, left the meeting at 6.59 p.m. whilst this was considered.

- (a) 05/00834/OUT – Extensions and alterations to existing hospital, Sunnyside Hospital, Ashby Road, Hinckley – Hinckley and Bosworth National Health Service Primary Care Trust

Whilst welcoming the benefits of this facility within the Borough and agreeing the recommendation of the Head of Culture and Development that this application be permitted concerns were raised with regard to car parking provision, accessibility to the site by persons without cars and transport aspects.

The Highways Authority had raised no objection to the proposal but in view of Members' concerns the Head of Culture and Development undertook to have further discussions with that Body as to means of access and the possible provision of refuges/crossings on Ashby Road.

Mrs. Camamile, Mrs. Cook, Mr. Ellis and Mr. Hinton returned to the meeting at 7.20 p.m., at which time Mr. Bill left the meeting. Mr. Davis left at 7.23 p.m. at which time Mr. Bill returned.

- (b) 05/00887/FUL – Installation of steel roller shutters and alterations to shop front, Jan and Tom Wightman, 27 Regent Street, Hinckley – Jan and Tom Wightman

Whilst accepting advice from officers that this proposal was contrary to the Council's Supplementary Planning Guidance and to Policies BE1, BE7, BE8 and BE10 of the adopted Local Plan it was moved by Mrs. Wright, seconded by Mrs. Camamile and

RESOLVED – consideration of this application be deferred to allow for further discussions with the applicants and the Police with regard to more acceptable forms of shutters.

Mr. Davis returned to the meeting at 7.28 p.m. Mr. Bill and Mrs. Claridge left at 7.35 p.m.

- (c) 05/00902/FUL – Extension and alterations to dwelling, 10 Oakdale Road, Earl Shilton – Mr. and Mrs. M. Iliffe

Discussion arose as to the provisions of the adopted Supplementary Planning Guidance for Household Development with regard to extensions to semi-detached properties and despite the officer's recommendation for approval it was moved by Mr. Bown, seconded by Ellis and

RESOLVED – this application be refused for the following reason and additionally the Head of Culture and Development examine the Supplementary Planning Guidance referred to insofar as extensions to the front of semi-detached properties were concerned.

1. In the opinion of the Local Planning Authority, it is considered that the proposed extension fails to respect the scale, design and character of the existing dwelling, resulting in an over-dominant, unbalancing and unsympathetic front addition, to the detriment of the appearance of the property itself, the pair of semi-detached dwellings of which it forms a part, and the street scene in general. The development would, therefore, be contrary to policies BE1 and RES7 of the adopted Hinckley & Bosworth Local Plan and the Council's Supplementary Planning Guidance on House Extensions.

- (d) 05/00985/FUL – Creation of first floor balcony, Topps Wine Bar, 3 Chapel Street, Barwell – Mr. D. Gardner

Mr. Ellis left the meeting at 7.50 p.m.

Although recommended for refusal concerns were raised with regard to the safety aspects of this proposal and it was moved by Mr. Hinton, seconded by Mr. Furniss and

RESOLVED – consideration of this application be deferred pending discussions with the Police to establish their views on this application.

- (e) 05/00992/DEEM – Creation of disabled access and granite wall, land fronting 24-28 Ratby Road, Groby

Following a request from the Head of Culture and Development it was moved by Mr. Bown, seconded by Mr. Furniss and

RESOLVED – this application be withdrawn to allow for further discussions with Groby Parish Council, and to consult with the Police.

- (f) 05/00997/FUL – Erection of replacement dwelling, Spinney Farm, Barlestone Road, Newbold Verdon – Mrs. Crow

Mr. Ward left the meeting at 8.03 p.m. and Messrs. Edwards and Vessey at 8.06 p.m.

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

RESOLVED – this application be deferred pending further discussions with the applicant as to a scaled-down development which would be more likely to receive favourable consideration and enhance this area.

RESOLVED – the remaining recommendations of the Head of Culture and Development as set out in the schedule submitted and amended by the list of late items and/or as indicated above be approved.

266 BOROUGH OF HINCKLEY AND BOSWORTH (LAND AT TOWN HEAD FARM, LEICESTER ROAD, MARKFIELD) TREE PRESERVATION ORDER 2005 (P45)

The Committee, having considered confirmation of the above, it was moved by Mr. Ellis, seconded by Mr. Crooks and

RESOLVED – the above Order be confirmed as it stands.

267 APPEALS LODGED AND DETERMINED (P46)

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. Ward, it was

RESOLVED - the report be noted.

268 APPEALS - PROGRESS (P47)

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. Crooks, it was

RESOLVED - the report be noted.

(The meeting closed at 8.15 p.m.)