

HINCKLEY AND BOSWORTH BOROUGH COUNCIL

PLANNING COMMITTEE

21<sup>st</sup> MARCH 2006 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, Mr. J.F. Collins, Mrs. M.A. Cook, Mr. W.J. Crooks, Mr. R.D. Ellis, Mrs. D. Finney, Mr. C.G. Joyce, Ms. J.E. Price, Mrs. M.L. Sherwin, Mr. J.E. Stanley and Mr. K. Vessey.

In accordance with Council Procedure Rule 4.4 Messrs. P.R. Batty, D.C. Bill, N.B.L. Davis and Mrs. R.W. Wright also attended the meeting.

Officers in attendance: Mr. P.F. Cash, Mrs. T. Darke, Ms. T. Miller, Miss R. Owen, Mr. S. Payne and Mrs. P.I. Pitt.

470 APOLOGIES AND SUBSTITUTIONS

Apologies for absence were submitted on behalf of Mr. B.H. Edwards and Mrs. E.A. Spencer and the following substitutions authorised in accordance with Council Procedure Rule 4.3:-

Mrs. Claridge for Mrs. Spencer  
Mrs. Sherwin for Mr. Edwards

471 MINUTES (P80)

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

RESOLVED – the minutes of the meeting held on 21<sup>st</sup> February 2006 be confirmed and signed by the Chairman.

472 DECLARATIONS OF INTEREST

Mr. Boothby declared a prejudicial interest in application number 06/00095/COU as Works Officer for Ratby Parish Council.

Mrs. Camamile declared an interest in application number 06/00151/FUL.

Mrs. Claridge declared a prejudicial interest in application number 06/00021/OUT.

Mr. Collins declared a prejudicial interest in application number 06/00184/GDOT as he lived near the application site.

Mr. Joyce declared an interest in application number 06/00110/FUL as Ward Councillor.

Mrs. Sherwin declared a personal interest in application number 06/00021/OUT.

Mr. Stanley declared a prejudicial interest in application number 06/00110/FUL as he had previously spoken in support of the application as a local Councillor.

On the motion of Mr. Hinton, seconded by Mr. Crooks, it was agreed that the following item be brought forward on the agenda.

Mrs. Sherwin declared a prejudicial interest in the following item and left the meeting at 6.50p.m. whilst this was considered.

473 05/00489/GDOT: ERECTION OF TELECOMMUNICATIONS MAST ON STREET VERGE, RUGBY ROAD, BURBAGE (P84)

The Committee was informed of progress on the appeal lodged against refusal of planning permission for the above development and Members were advised of additional information that had come forward since the decision was made.

At the request of Messrs. D.R. Bown, Ellis, Furniss and Hinton, a vote on the recommendation contained in the report was taken and recorded as follows:-

For approval: Mr. D.R. Bown, Mrs. Camamile, Mrs. Cook, Mr. Crooks, Mr. Ellis, Mr. Furniss, Mr. Hinton, Mr. Stanley, Mr. Vessey (9);

Against approval: Mr. Boothby, Mrs. Claridge, Ms. Price (3);

Abstentions: Mrs. Aldridge, Mr. Collins, Mrs. Finney, Mr. Joyce (4).

It was thereupon

RESOLVED – the Head of Culture and Development be given delegated authority that on receipt of further information that demonstrates there are no alternative sites that can provide the necessary coverage, Vodafone be invited to submit a further application for their proposal in Rugby Road which should be viewed in light of this information.

Mrs. Sherwin returned to the meeting at 7.05p.m. Mr. Bill left the meeting at 7.07p.m., returning at 7.10p.m.

474 TOWN AND COUNTRY PLANNING ACT 1990 - APPLICATIONS TO BE DETERMINED (P81)

The Committee considered a schedule of planning applications, together with a list of late items, and the recommendations of the Head of Culture and Development.

It was moved by Mr. D.R. Bown, and seconded by Mr. Furniss, that the recommendations of the Head of Culture and Development contained in the schedule submitted be approved.

(a) 05/01342/FUL – Severn Trent Water Sewage Treatment Works, Congerstone Lane, Carlton, Nuneaton – Mrs. J. Ferrarin

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

RESOLVED – this application be approved in accordance with the recommendation of the Head of Culture and Development, together with the following additional condition:

### Condition

In the event that any of the significant trees screening the site are removed, the telecommunications mast and equipment hereby permitted shall be immediately removed and the land restored to its former condition, unless otherwise agreed in writing with the Local Planning Authority.

### Reason

In the interests of visual amenity, to accord with Policies NE5 and BE23 of the adopted Hinckley and Bosworth Local Plan.

Mrs. Claridge and Mrs. Sherwin having declared an interest in application number 06/00021/OUT left the meeting at 7.15p.m. and returned at 7.25p.m.

Mr. Boothby declared an interest in the following application and left the meeting at 7.34p.m.

(b) 06/00095/COU – Land Adjacent Ratby Co-op Band, Taverner Drive, Ratby – Ratby Parish Council

Although in favour of the recommendation of the Head of Culture and Development, in the light of concerns raised with regard to the number of car parking spaces proposed, the Head of Culture and Development undertook to strengthen the appropriate condition relating to this as follows:

### Condition

Notwithstanding the details submitted upon completion of development should the applicant require further parking provision, details should be submitted and approved in writing by the Local Planning Authority.

### Reason

To ensure that adequate off-street parking facilities are available to accord with policy T5 of the adopted Hinckley & Bosworth Local Plan.

Mr. Boothby returned to the meeting at 7.36p.m. Having declared an interest in the following application, Messrs. Joyce and Stanley left the meeting at 7.36p.m.

(c) 06/00110/FUL – Hope Community Church and Family Centre, Deveron Way, Hinckley – Mr. D. Warren

Notwithstanding the officer's recommendation that this should be approved, the Committee was of the opinion that this development would be detrimental to residential amenity and did not provide sufficient parking. It was moved by Mrs. Cook, seconded by Mrs. Aldridge and

RESOLVED – the application be refused for the following reasons:

### Reasons

- (i) In the opinion of the Local Planning Authority, the applicant has failed to demonstrate that an appropriate level of on-site car parking provision can be made, potentially leading to vehicles loading, unloading and parking in the Public Highway to the detriment of Highway safety, contrary to the intentions of Policies BE1, CF1 and T5 of the adopted Hinckley and Bosworth Local Plan.

- (ii) In the opinion of the Local Planning Authority, by reason of proximity, design and the likely generation of noise resulting from use of the facility throughout the proposed operating times, the proposed development would have a detrimental impact on the residential amenity of the adjacent properties, contrary to the intentions of Policies BE1 and CF1 of the adopted Hinckley and Bosworth Local Plan.

Mr. Joyce returned to the meeting at 7.55p.m. Having declared an interest in the following application, Mrs. Camamile left the meeting at 7.55p.m.

- (d) 06/00151/FUL – Barn at Hall Farm, Church Road, Peckleton – Mr. T. Morrison

Although in support of the recommendation of the Head of Culture and Development that this application be approved, it was agreed that, as requested by the Parish Council, a note to applicant be included to ensure no commercial use of the site.

Mrs. Camamile returned to the meeting at 7.57p.m.

- (e) 06/00152/FUL – 136 Newbold Road, Barlestone, Nuneaton – H.E. Property

Although in support of the recommendation of the Head of Culture and Development that this application be approved, it was agreed that the conditions should ensure that no further work took place on the site at the rear of no.136 Newbold Road until access arrangements had been put in place.

Having declared an interest in application number 06/00184/GDOT, Mr. Collins left the meeting at 8.05p.m. and returned at 8.09p.m.

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.

- 475 CIRCULAR 10/2005 – PERMITTED DEVELOPMENT RIGHTS FOR ANTENNAE (P82)

The Committee was informed of a new circular which came into force on 25<sup>th</sup> November 2005 and which gave guidance on the permitted development rights for antennae. It was moved by Mr. D.R. Bown, seconded by Mr. Furniss and

RESOLVED – the report be noted.

- 476 05/00917/FUL: ERECTION OF A BLOCK OF FOUR MAISONETTES AT LAND ADJACENT TO 32-36 DERBY ROAD, HINCKLEY (P83)

Members were informed that planning permission had been granted under delegated powers for the erection of a block of four maisonettes, following completion of a Section 106 Legal Agreement relating to a previous planning permission that affected the development of the application site. On the motion of Mr. D.R. Bown, seconded by Mr. Furniss, it was

RESOLVED – the report be noted.

477 APPEALS LODGED AND DETERMINED (P85)

A summary was submitted of appeals lodged and determined since the last meeting.

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

RESOLVED – the report be noted.

478 APPEALS - PROGRESS (P86)

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

RESOLVED – the report be noted.

(The meeting closed at 8.15 p.m.)