

HINCKLEY AND BOSWORTH BOROUGH COUNCIL

PLANNING COMMITTEE

25TH APRIL 2006 AT 6.30 P.M.

PRESENT: MR. R.J. FURNISS - CHAIRMAN

Mrs. M. Aldridge, Mr. P.R. Batty, Mr. C.W. Boothby, Mr. D.R. Bown, Mrs. R. Camamile, Mrs. M.A. Cook, Mr. W.J. Crooks, Mr. R.D. Ellis, Mrs. D. Finney, Mr. K.A.J. Hunnybun, Mr. C.G. Joyce, Ms. J.E. Price, Mrs. M.L. Sherwin, Mrs E.A. Spencer and Mr. J.E. Stanley.

In accordance with Council Procedure Rule 4.4 Mr. N.B.L. Davis and Mrs. R.W. Wright also attended the meeting.

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

529 APPOINTMENT OF VICE-CHAIRMAN

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

RESOLVED – In the absence of the Vice-Chairman, Mrs. Cook be appointed as Vice-Chairman for this meeting only.

530 APOLOGIES AND SUBSTITUTIONS

Apologies for absence were submitted on behalf of Mr. B.H. Edwards, Mr. D.E. Hinton and Mr. K. Vessey and the following substitutions authorised in accordance with Council Procedure Rule 4.3:-

Mr. Batty for Mr. Hinton
Mr. Hunnybun for Mr. Vessey
Mrs. Sherwin for Mr. Edwards

531 MINUTES (P87)

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

RESOLVED – the minutes of the meeting held on 21st March 2006 be confirmed and signed by the Chairman.

532 ADDITIONAL URGENT BUSINESS BY REASON OF SPECIAL CIRCUMSTANCES

The Chairman indicated that he had agreed to take the following item as urgent business by virtue of the need to submit comments to Leicestershire County Council for inclusion in its Development Committee agenda (minute 535(c) refers):

06/00413/C E Taylor Skip Hire & Recycling Ltd Field Adj Lynden Lea, Leicester Road, Hinckley

533 DECLARATIONS OF INTEREST

On behalf of those Members of the Conservative Group present (Mrs. Aldridge, Mr. Batty, Mr. Boothby, Mrs. Camamile, Mrs. Cook, Mr. Davis, Ms. Price, Mrs. Sherwin, Mrs. Spencer and Mrs. Wright), Councillor Furniss declared a personal and prejudicial interest in Application 06/00395/FUL as the Applicant was a member of the Conservative Group.

Mrs. Camamile declared a personal interest in Application 05/00971/COU as her Grandson was a pupil of the Applicant.

Mr. D.R. Bown declared a prejudicial interest in Application 06/00413/C (urgent item) as a Member of the County Council's Development Committee. Mrs. Camamile declared a non-prejudicial interest in the same item as a County Councillor.

Although Mr. Davis was not a member of the Planning Committee, he requested that it be recorded that he had an interest in Application 06/00413/C (urgent item) as Ward Councillor for that area.

Mrs. Wright requested that it be recorded that, although not a member of the Planning Committee, she had declared an interest as Ward Councillor for Applications 06/00171/OUT, 06/00232/OUT and 06/00413/C, and as the portfolio holder for the Town Centre with regard to Application 06/00266/OUT.

534 NOTTINGHAM EAST MIDLANDS AIRPORT (NEMA) DRAFT MASTER PLAN (P90)

The Committee was informed that the consultation on the NEMA Master Plan would end on 14th May 2006, and Members' comments were welcomed.

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

RESOLVED – the representations highlighted in the officers response within the body of the report of the Head of Culture and Development be endorsed.

535 TOWN AND COUNTRY PLANNING ACT 1990 - APPLICATIONS TO BE DETERMINED (P88)

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. Ellis and seconded by Mrs. Sherwin that the recommendations of the Head of Culture and Development contained in the schedule submitted be approved.

Mrs. Camamile, having declared an interest in Application 05/00971/COU, left the meeting at 6.41p.m. and returned at 6.44p.m.

(a) 06/00078/FUL – Land Off Station Road, Bagworth – Bellway Homes (EM) Ltd.

Members were informed that since plans had been received, Plot 14 had been set back by 5 metres and a third storey added.

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

RESOLVED - consultation be carried out on the new proposals.

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

RESOLVED - following consultation, the final decision be delegated to the Head of Culture and Development.

Mr. Boothby, seconded by Mr. Batty, proposed that affordable housing linked to this development be offered to local people on the housing list before being offered to people from outside of the Parish. After further discussion, the motion was withdrawn.

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

This application was deferred at the request of the Applicant.

It was moved by Mr. Stanley, seconded by Mr. Furniss and

RESOLVED – Mr. Crooks be appointed as Chairman during consideration of Application 06/00395/FUL.

Having declared a personal interest in Application 06/00395/FUL, Mrs. Aldridge, Mr. Batty, Mr. Boothby, Mrs. Camamile, Mrs. Cook, Mr. Davis, Mr. Furniss, Ms. Price, Mrs. Sherwin and Mrs. Spencer left the Chamber at 7.34p.m., returning at 7.40p.m. Mr. Furniss resumed the Chair at 7.40p.m.

Mr. D.R. Bown, having declared an interest in the following item, left the meeting at 7.43p.m. Mr. Stanley left the meeting at 7.45p.m.

(c) 06/00413/C – Field Adj. Lynden Lea Leicester Road, Hinckley – E. Taylor Skip Hire & Recycling Ltd.

Members gave consideration to a report which informed them about an application submitted to Leicestershire County Council to extend the existing waste recycling building on land at Lynden Lea, Leicester Road, Hinckley, and requested their comments which would be submitted to the County Council's Development Committee. Members suggested the following comments be submitted to the County Council:

1. The proposal represents further intrusion of built development into an area identified as Green Wedge in the adopted Hinckley & Bosworth Local Plan and, as such, the open character of this area requires protection. Whilst the Borough Council does recognise the importance of recycling, it is considered that the location and excessive size of the new building, along an important gateway to the town and within an otherwise attractive area of countryside adjoining Burbage Common and Woods, would cause a harmful effect on the character and appearance of the area, including the Common, contrary to Policy BE3 of the adopted Hinckley and Bosworth Local Plan.
2. Whilst activities within the building during the daytime may be acceptable, if this proposal is permitted, night-time operations should not be allowed without an appropriate noise assessment, or unless it has been adequately demonstrated in practice that such activities do not cause undue disturbance.

3. The Borough Council is concerned about the highway safety implications of an intensification in the use of the site and the resultant increase in traffic and its egress and ingress to and from Leicester Road, particularly given the parking congestion that exists on the adjacent lay-by leading to the site's access and the entrance to Burbage Common.
4. The Borough Council remains concerned about a facility for waste transfer on land outside the long-established scrapyards, in particular the ancillary buildings, internal access road and fence, which have been constructed on that land. Notwithstanding this, it is the opinion of the Borough Council that all relevant planning conditions and/or vehicle weight restriction orders relating to the site and its operation should be appropriately enforced.
5. If the Leicestershire County Council is minded to approve the application, the screening of the site boundary along Leicester Road should be substantially improved by additional planting.
6. The Borough Council considers the proposal to be premature to the adoption, later in 2006, of the Leicestershire Municipal Waste Management Strategy 2006. The Strategy will consider the way that waste is managed in Leicestershire over the next 20 years and is in response to a number of regulatory changes at both a national and European level that require waste to be handled in a more sustainable manner and which require local authorities to be much more than a facility for collecting and disposing of waste. It is considered that to permit this ad-hoc proposal prior to the adoption of the Strategy could unacceptably compromise its aims and intentions.

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.

536 AMENDMENTS TO BUILDING REGULATIONS (P89)

The Committee was informed of proposed changes to Approved Documents Parts F, L and P. Officers stated that they would be happy to bring new building regulations to the Planning Committee for Members' information, but Members felt that this was unnecessary. Mr. Ellis, seconded by Mr. Furniss, proposed that Members be informed of new regulations through briefing notes. Upon being put to the vote, the motion was CARRIED.

It was also suggested that planning regulations be included as part of Planning Training sessions for Members.

RESOLVED –

- (i) Members be informed of new regulations through briefing notes;
- (ii) Planning regulations be included in Planning Training for Members;
- (iii) The report be noted.

537 APPEALS LODGED AND DETERMINED (P91)

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

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

RESOLVED – the report be noted.

538 APPEALS – PROGRESS (P92)

A schedule was submitted indicating the stages that various appeals against planning decisions had reached. Concern was expressed as to the length of the appeals process in one instance, and in response officers stated that the time taken depended on the appeals mechanism opted for by the Appellant. On the motion of Mr. Furniss, seconded by Mr. Ellis, it was

RESOLVED – the report be noted.

(The meeting closed at 8.12 p.m.)