

HINCKLEY AND BOSWORTH BOROUGH COUNCIL

PLANNING COMMITTEE

23RD MAY 2006 AT 6.30 P.M.

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

Mrs. M. Aldridge, Mrs. R. Camamile, Mr. J.F. Collins, Mrs. M.A. Cook, Mr. W.J. Crooks, Mr. N.B.L. Davis, Mrs. D. Finney, Mr. K.A.J. Hunnybun, Mr. C.G. Joyce, Ms. J.E. Price, Mrs E.A. Spencer, Mr. J.E. Stanley, Mr. K. Vessey and Mr. R. Ward.

In accordance with Council Procedure Rule 4.4 Mr. P.R. Batty and Mrs. R.W. Wright also attended the meeting.

Officers in attendance: Mr. P.F. Cash, Mrs. T. Darke, Mr. A. Ghafoor, Mr. S. Jones, Mr. C. Merriman, Miss R. Owen, Mr. R. Palmer and Mr. S. Payne.

29 APOLOGIES AND SUBSTITUTIONS

Apologies for absence were submitted on behalf of Mr. C.W. Boothby, Mr. D.R. Bown, Mr. B.H. Edwards, Mr. R.D. Ellis and Mr. M.A. Hall and the following substitutions authorised in accordance with Council Procedure Rule 4.3:-

Mr. Ward for Mr. Boothby
Mr. Collins for Mr. Edwards
Mr. Hunnybun for Mr. Ellis
Mr. Davis for Mr. Hall

30 MINUTES (P1)

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

RESOLVED – the minutes of the meeting held on 25th April 2006 be confirmed and signed by the Chairman.

31 ADDITIONAL URGENT BUSINESS BY REASON OF SPECIAL CIRCUMSTANCES

The Chairman indicated that he had agreed to take the following item as urgent business as it would assist in providing background information on an application that would be considered at this meeting (minute 34 refers):

Domestic Wind Turbines (Report no. P7).

32 DECLARATIONS OF INTEREST

Mrs Camamile declared a personal interest in Application 06/00193/REM as a Member of Desford Parish Council. Mr. Crooks declared a prejudicial interest in the same Application as his employer may be in direct opposition to the applicant.

Mr. Davis declared a personal, non-prejudicial interest in Applications 06/00165/FUL, 06/00206/FUL, 06/00362/FUL and 06/00463/DEEM4 as a Member of Hinckley Field Walking and Archaeology Group. He also declared a prejudicial interest in Application 06/00242/FUL as he felt he may have a link to the application.

Mr. Furniss declared a prejudicial interest in Application 06/00296/COU as he had business interests in the matter. Mr. Collins also declared a prejudicial interest in this application as he had looked at the site previously.

33 TOWN AND COUNTRY PLANNING ACT 1990 - APPLICATIONS TO BE DETERMINED (P2)

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. Crooks and seconded by Mr. Hinton that the recommendations of the Head of Culture and Development contained in the schedule submitted be approved.

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

Members were informed that this application had been withdrawn at the request of the applicant.

(b) 06/00165/FUL – 3 Main Street, Carlton – Mrs D.E. Zuger

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

RESOLVED – the application be approved subject to the conditions contained within the report and the following additional condition:

Condition

No development shall commence on site until such time as the existing and proposed ground levels of the site, and proposed finished floor levels have been submitted to and agreed in writing by the Local Planning Authority. The approved proposed ground levels and finished floor levels shall then be implemented in accordance with the approved details.

Having declared an interest in Application 06/00193/REM, Mrs Camamile and Mr. Crooks left the meeting at 6.56p.m. and returned at 7.00p.m.

(c) 06/00206/FUL – Hopkins News Ltd, 165 London Road, Hinckley – Dewar Developments Ltd

Members were informed that this application had been withdrawn.

Having declared an interest in the following item, Mr. Davis left the meeting at 7.03p.m.

(d) 06/00242/FUL – 20 Lime Grove, Earl Shilton – Mr. and Mrs S.P. Warner

Notwithstanding the officer's recommendation that this application be refused, Members felt that as there was a similar extension to a property in the same road it would be inconsistent to refuse this application. It was moved by Mr. Hunnybun, seconded by Mr. Vessey and

RESOLVED – the application be approved subject to the following conditions:

Conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

2. The materials to be used on the external elevations of the proposed extension and alteration shall match the corresponding materials of the existing dwelling unless previously agreed in writing with the Local Planning Authority.
3. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) no window other than those approved under this permission shall be inserted into the east elevation of the proposed extension unless otherwise agreed in writing with the Local Planning Authority.

Mr. Davis returned to the meeting at 7.09p.m.

- (e) 06/00260/OUT – R/O 3&5 The Rookery, Groby – Mr. and Mrs. Spencer

RESOLVED – the application be approved subject to the following additional condition:

Condition

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification) development within Schedule 2, Part 1 Classes shall not be carried out unless planning permission for such development has first been granted by the Local Planning Authority.

At this juncture the Planning and Building Control Manager presented the late report “Domestic Wind Turbines” (Report no. P7) as set out in minute 34 below.

- (f) 06/00288/FUL – Land at Rear of No. 1 New Street, Barlestone – Mr. and Mrs P. Brewer

Notwithstanding the officer’s recommendation that this application be approved, Members expressed concern that the design of the development was not appropriate and that the new dwelling would overlook the terraced houses on New Street. It was moved by Mr. Crooks, seconded by Mr. Furniss and

RESOLVED – the application be deferred for a site visit and to allow officers time to look at the design of the building.

Having declared an interest in the following application, Mr. Furniss and Mr. Collins left the meeting at 8.02p.m. Mr. Hinton took the Chair for the following application.

- (g) 06/00296/COU – Fenn Lane Farm, Fenn Lane, Upton – A. W. Oliver

On the motion of Ms. Price, seconded by Mr. Hinton, it was

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

Condition

No timber cutting machinery shall be operated on the premises between the hours of 6.00pm and 8.00am including Sundays, Bank or Statutory Public

Holidays.

Mrs. Finney left the meeting at 8.13p.m. and returned at 8.16p.m. Mr. Furniss and Mr. Collins returned to the meeting at 8.19p.m. Mr. Furniss resumed the Chair.

(h) 06/00335/FUL – Hillside, Main Street, Botcheston – Mr. Steve Brooker

Members were informed that this application had been withdrawn.

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.

34 DOMESTIC WIND TURBINES (P7)

Members were informed that the Chairman had agreed to receive a late report on domestic wind turbines due to the potential influx of applications relating to these.

RESOLVED – the report be noted.

Mr. Stanley left the meeting at 8.25p.m.

35 NEW ODPM CIRCULAR 01/2006 (P3)

Members received a report which advised the Committee on the main provisions of ODPM Circular 01/2006 titled 'Planning for Gypsy and Traveller Caravan Sites'. It was noted that the information in the circular was ambiguous.

It was noted that officers were working with other authorities to look at the need and demand for travellers' sites. A Member felt that, despite the value of creating an all-party inter-authority working group, progress would not be made on identifying new sites for travellers as no Member would agree to having a site in their ward.

Reference was made to the Aston Firs site which was just inside the border of Blaby District Council, and it was questioned whether we could count this as a Hinckley and Bosworth site as it was so close to the border. However in response it was stated that sites had to be within the boundary to be included in the figures.

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

RESOLVED – the report be noted.

Mr. Ward left the meeting at 8.50p.m.

36 APPEALS LODGED AND DETERMINED (P4)

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

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

RESOLVED – the report be noted.

Mr. Vessey left the meeting at 9.00p.m.

37 APPEALS – PROGRESS (P5)

A schedule was submitted indicating the stages that various appeals against planning decisions had reached.

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

RESOLVED – the report be noted.

38 MATTERS FROM WHICH THE PUBLIC MAY BE EXCLUDED

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

RESOLVED - in accordance with Section 100A(4) of the Local Government Act 1972 the public be excluded from the undermentioned item of business on the grounds that it involves the likely disclosure of exempt information as defined in paragraphs 2 and 10 of Part I of Schedule 12A of that Act.

39 PLANNING ENFORCEMENT ACTION (P6)

Members were provided with a periodic report on planning enforcement actions taken.

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

RESOLVED – the report be noted.

(The meeting closed at 9.10p.m.)