

HINCKLEY AND BOSWORTH BOROUGH COUNCIL

PLANNING COMMITTEE

15 AUGUST 2006 AT 6.30 PM

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

Mrs M Aldridge, Mr D C Bill, Mr C W Boothby, Mr J C Bown, 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, Ms J E Price, Mrs M L Sherwin, Mrs E A Spencer, Mr J E Stanley and Mr K Vessey.

In accordance with Council Procedure Rule 4.4 Mrs C M Claridge and Mrs R W Wright also attended the meeting.

Officers in attendance: Mr P F Cash, Mrs T Darke, Mr A Ghafoor, Ms T Miller, Miss R Owen, Mr R Palmer, Mr S Payne.

199 APOLOGIES AND SUBSTITUTIONS

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

Mr D C Bill for Mr Joyce
Mr J C Bown for Mr D R Bown
Mr J F Collins for Mrs Camamile
Mr N B L Davis for Mr Hall
Mr K A J Hunnybun for Mr Ellis
Mrs M L Sherwin for Mr Edwards.

200 MINUTES (P19)

It was noted that Mrs Claridge left the meeting at 7.29pm, not 9.29pm as stated in the minutes

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

RESOLVED – subject to the above amendment, the minutes of the meeting held on 18 July 2006 be confirmed and signed by the Chairman.

201 DECLARATIONS OF INTEREST

Mrs Claridge, although not a member of the planning committee, declared that one of the applicants listed in report P23 lived opposite to her. The Solicitor to the Planning Committee advised that this did not constitute a prejudicial interest.

With regard to application 06/00363/REM, Mr Davis declared a personal interest as a member of the Hinckley Field Walking Group and the Burbage Heritage and Tourism Group.

Ms Price declared a personal and prejudicial interest in application 06/00363/REM as the applicant was know to her.

Mrs Sherwin declared a personal interest in one of the cases listed in report P24.

Mr Stanley declared a personal and prejudicial interest in report P24 as he was one of the applicants listed.

202 TOWN AND COUNTRY PLANNING ACT 1990 - APPLICATIONS TO BE DETERMINED (P20)

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

Having declared a prejudicial interest in the following application, Ms Price left the meeting at 6.35pm.

(a) 06/00363/REM – Outwoods Timber, The Outwoods, Burbage – Dreams Homes UK Ltd

Members acknowledged that a condition had been added which required the cill height of the velux windows on the south eastern elevation of units 2 and 3 to be a minimum of 1.6 metres above first floor level, but it was also agreed that a note to applicant be added asking that the windows be cantilevered from the top to prevent overlooking into houses on Coppice Close.

RESOLVED – the application be approved subject to the conditions contained within the officer's report and an additional note to applicant as noted above.

Ms Price returned to the meeting at 6.55pm.

(b) 06/00576/COU – Oak View, Garland Lane, Barlestone – George Morrison

Although generally in support of the officer's recommendation, Members expressed concern that the site was on a busy and potentially dangerous road. It was moved by Mr Collins and seconded by Mr Furniss that a condition be added requiring access improvements to be put in place.

It was also requested that any families awaiting a site be put on this site when new pitches had been created.

RESOLVED – the application be approved subject to the conditions in the officer's report and an amendment to an existing condition to incorporate the above:

(c) 06/00683/FUL – Hillside, Main Street, Botcheston – Mr S Brooker

Notwithstanding the officer's recommendation to approve the application, Members felt that the proposal was out of character for the area and was of poor design in the street scene. It was moved by Mrs Finney, seconded by Mr Crooks and

RESOLVED – the application be refused for the following reasons:

In the opinion of the Local Planning Authority the proposed development is considered to out of character by virtue of its layout and appearance in the streetscene. Therefore, the proposal would be detrimental to the character and appearance of the area and contrary to Strategy Policy 10 of the adopted

Leicestershire, Leicester & Rutland Structure Plan 1996-2016, Policies BE1 and RES5 of the adopted Hinckley and Bosworth Local Plan and adopted Supplementary Planning Guidance on New Residential Development.

In the opinion of the Local Planning Authority, the lack of any financial contribution to address the increase in pressure placed on the play and open space facilities of the local area by the proposed development would not accord with Government Circular 05/05, Strategy Policy 11 of the Leicestershire, Leicester and Rutland Structure Plan 1996 to 2016, Policies REC3 and IMP1 of the adopted Hinckley and Bosworth Local Plan, and the Supplementary Planning Guidance on Play and Open Space adopted October 2002.

Mr Stanley left the meeting at 7.30pm.

203 DCLG CIRCULAR 02/2006 – CROWN APPLICATION OF THE PLANNING ACTS (P21)

Members received a report which informed them of the publication of the Department for Communities and Local Government Circular 02/2006. It was moved by Mr Boothby, seconded by Mrs Sherwin and

RESOLVED – the report be noted.

204 APPEALS LODGED AND DETERMINED (P22)

A summary was submitted of appeals lodged and determined since the last meeting. Members expressed concern about the lack of weight that inspectors had given to the Play and Open Space Guide in two recent appeals. It was suggested that developers should receive guidance in line with the local plan and any supplementary planning documents.

Officers explained that developers required more justification with regard to the need for contributions to particular provision.

Mr Bill left the meeting at 7.45pm and Mrs Claridge left at 7.47pm.

With regard to urban woodlands, it was suggested that if inspectors chose to override the policy, parishes could suffer. Members also suggested that parishes tended to look for projects once they had been informed that money from Section 106 agreements was available, but felt that they should be more proactive by drawing up a 'wish-list' of projects first. Mr Boothby agreed to ensure that this was on the agenda for the Parish Forum.

Mr Collins left the meeting at 8.02pm.

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

RESOLVED –

- (i) the request for a 'wish-list' from parish councils be put onto the agenda for the Parish Forum;
- (ii) the report be noted.

205 APPEALS – PROGRESS (P23)

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

On the motion of Mr Crooks, seconded by Mr Boothby, it was

RESOLVED – the report be noted.

Mr Hunnybun left the meeting at 8.10pm.

206 MATTERS FROM WHICH THE PUBLIC MAY BE EXCLUDED

On the motion of Mr Davis, seconded by Mrs Sherwin, 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.

Mr Stanley, had declared a prejudicial interest in the following item, but had already left the meeting.

207 PLANNING ENFORCEMENT ACTION (P24)

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

Mr Vessey left the meeting at 8.16pm.

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

RESOLVED – the report be noted.

(The meeting closed at 8.23pm.)