

HINCKLEY AND BOSWORTH BOROUGH COUNCIL

PLANNING COMMITTEE

6 FEBRUARY 2007 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 D R Bown, Mr J C 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 S Francks, Mr C G Joyce, Ms J E Price and Mrs E A Spencer.

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

Officers in attendance: Ms K Barlow, Mr P F Cash, Mrs T Darke, Miss R Owen, Mr S Payne, Mr D Warden and Mr B Whirrity.

481 APOLOGIES AND SUBSTITUTIONS

Apologies for absence were submitted on behalf of Mrs D Finney, Mr M A Hall, Mr J E Stanley and Mr K Vessey and the substitutions of Mrs Francks for Mrs Finney, Mr Davis for Mr Hall, Mr Bill for Mr Stanley and Mr J Bown for Mr Vessey were authorised in accordance with Council Procedure Rule 4.3.

482 MINUTES (P57)

It was noted that with regard to application 06/01114/FUL – Land Adjacent 121 Station Road, Bagworth (Minute 429(a) refers), Mr Hunnybun's name had been omitted from the list of those voting against the amendment. On the motion of Mr Ellis, seconded by Mr Edwards it was

RESOLVED – subject to the above amendment, the minutes of the meeting held on 9 January 2007 be confirmed and signed by the Chairman.

483 DECLARATIONS OF INTEREST

Mr Furniss declared a personal and prejudicial interest in application 06/01254/COU as the applicant was known to him. He also declared a personal and prejudicial interest on behalf of the Conservative Members of the Committee in application 06/01407/FUL as the applicant was a member of their group.

Mr Boothby declared a personal and prejudicial interest in report P58 Ratby Conservation Area Statement and Management Plan as a member of Ratby Parish Council.

Mrs Francks declared a personal non-prejudicial interest in application 06/01387/FUL as her family Doctor's Surgery was part of the proposal.

Mr Bill, Mr Boothby and Mrs Wright declared personal, non-prejudicial interests in item P68 Change of Use of 3 Market Place Hinckley as they had visited the establishment discussed in the report.

The Head of Culture and Development declared an interest in report P68 Change of Use of 3 Market Place Hinckley as the applicant was known to him, and indicated that he would leave the room during discussion of this item.

Having declared a prejudicial interest in the following item, Mr Boothby left the meeting at 6.37pm.

484 RATBY CONSERVATION AREA STATEMENT AND MANAGEMENT PLAN (P58)

The Committee received a report which sought support to adopt the Conservation Area Statement and Management Plan for the conservation area in the village of Ratby. It was moved by Mrs Camamile, seconded by Mr Davis and

RESOLVED –

- (i) The inclusion of responses to the public consultation as outlined in Appendix A of this report be agreed;
- (ii) The Conservation Area Statement and Management Plan be adopted as Planning Guidance.

Mr Boothby returned to the meeting at 6.40pm.

485 TOWN AND COUNTRY PLANNING ACT 1990 - APPLICATIONS TO BE DETERMINED (P57)

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 Camamile that the recommendations of the Head of Culture and Development contained in the schedule submitted be approved.

(a) 06/00832/FUL – Good Earth, 29 Moore Road, Barwell – Riverstone Estates

Members welcomed the application, but asked that a condition be added preventing works traffic accessing the site via the centre of Barwell.

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

- 25. No development shall commence until a scheme for the management and monitoring of construction traffic to and from the site has been submitted to and agreed in writing by the Local Planning Authority. The agreed scheme shall be adhered to at all times during the construction of the development unless otherwise approved in writing by the Local Planning Authority.

Mr Crooks and Mrs Claridge entered the meeting at 6.43pm.

(b) 06/01196/FUL – Rear of 104-112 Hight Street, Barwell – Mr Jaggi Singh

Whilst in support of the application, Members requested that conditions and advisory notes be added with regard to the prevention of site traffic travelling through the centre of Barwell and the safety of the footpath. It was also requested that a letter be sent to the County Council with regard to speed restrictions along the road.

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

30. No development shall take place until details of measures to be taken to prevent the deposit of materials ie mud from vehicles leaving the site during construction works being deposited on the public highway, have been submitted to and approved in writing by the Local Planning Authority. Such measures shall be retained and fully implemented for the duration of the construction period.
31. Before the development commences, details of the routing of construction traffic shall be submitted to and approved in writing by the Local Planning Authority. During the period of construction, all traffic to and from the site shall use the agreed route at all times unless agreed in writing by the Local Planning Authority.

(c) 06/01249/COU – HLP House, Dawsons Lane, Barwell – Astley Shopfitters Ltd

It was noted that this application had been withdrawn from the agenda.

Having declared a prejudicial interest in application 06/01254/COU, Mr Furniss left the meeting at 7.00pm and Mr Hinton took the chair for this application. Mr Furniss returned to the meeting and resumed the chair at 7.05pm.

(d) 06/01318/FUL – 39 London Road, Hinckley – Mr P Rowley

Members were concerned about the visual impact of the development and felt that it was not in keeping with the surrounding area. Concern was also expressed with regard to the flooding problems in Hinckley.

Mr Boothby left the meeting at 7.40pm and returned at 7.43pm.

Mr Edwards, seconded by Mr Bill, proposed that the application be refused. Upon being put to the vote, the amendment was LOST.

Mr Boothby left the meeting at 7.51pm.

Mrs Francks seconded by Mr Furniss moved that the applicant be asked to re-design the proposal to lessen the impact and that delegated authority be given to the Head of Culture and Development to make a decision based on the new plans. Upon being put to the vote, the amendment was CARRIED. It was therefore

RESOLVED – The Head of Culture and Development be given delegated authority to make a decision on the application upon receipt of amended plans.

(e) 06/01387/FUL – Barwell Business Centre, Kingsfield Road, Barwell – Mr Simon England

Members supported the officer's recommendation contained within the report but it was requested that a condition be added to prevent construction traffic from travelling through the centre of Barwell. However, it was noted that details of construction traffic routing formed part of recommended condition 18 and it would not therefore be necessary to repeat this requirement.

RESOLVED – the application be approved subject to the conditions contained in the report.

Having declared a prejudicial interest in application 06/01407/FUL, Mrs Aldridge, Mrs Camamile, Mrs Cook, Messrs Davis, Edwards, Furniss and Hinton, Ms Price, Mrs Spencer and Mrs Wright left the Chamber at 8.15pm and returned at 8.19pm. Mr Crooks took the chair during discussion on the application.

Mrs Claridge and Ms Price left the meeting at 8.20pm.

486 COMMUNITY FACILITIES, HOLLYCROFT ESTATE (P59)

Members received a report which identified a scheme where the financial contributions of £240,000 towards community facilities should be directed towards providing appropriate facilities for the occupiers of the new development off Outlands Drive, Hinckley. On the motion of Mr Furniss, seconded by Mr Ellis, it was

RESOLVED – the recommendations in the report be supported.

Messrs Bill and Joyce left the meeting at 8.25pm.

487 PLANNING POLICY STATEMENT 3 (PPS3) HOUSING (P60)

The Committee received a report which advised them of the publication of Planning Policy Statement 3 (PPS3) Housing. It was moved by Mr Furniss, seconded by Mr Hinton and

RESOLVED – the report be noted.

Mr Bill returned to the meeting at 8.30pm.

488 PLANNING POLICY STATEMENT 25 (PPS25) 'DEVELOPMENT AND FLOOD RISK' AND THE 'FLOODING DIRECTION' (P61)

Members were advised of the publication of Planning Policy Statement 25. Members felt that flooding was an increasingly serious problem that needed more investigation. On the motion of Mr Furniss, seconded by Mr Hinton, it was

RESOLVED – the report be noted.

489 THE BOROUGH OF HINCKLEY AND BOSWORTH (LAND AT 14 ST MICHAEL'S CLOSE, MARKFIELD) TREE PRESERVATION ORDER 2006 (P62)

The Committee received a report which requested confirmation of a Tree Preservation Order. On the motion of Mr D R Bown seconded by Mr Furniss, it was

RESOLVED – the Order be confirmed without modification.

490 THE BOROUGH OF HINCKLEY AND BOSWORTH (1. LAND AT THE RECTORY, 57 MAIN STREET, NEWBOLD VERDON); (2. LAND AT 30 BUTT LAND, HINCKLEY) TREE PRESERVATION ORDERS 2006 (P63)

The Committee received two reports, the first requested that the Tree Preservation Order at the Rectory, 57 Main Street, Newbold Verdon be confirmed as modified and the second report requested that the Tree Preservation Order at 30 Butt Lane, Hinckley, be confirmed without modification. On the motion of Mr D R Bown seconded by Mr Furniss it was

RESOLVED – The recommendations contained within the report be supported.

491 DCLG CONSULTATION ON THE BARKER REVIEW OF LAND USE PLANNING (P64)

A report was presented that provided a response to the DCLG consultation on the Barker Review of Land Use Planning. Members had concerns with regard to the suggestion to speed up the planning process. It was also felt that although the County Council consulted the Borough Council on applications received by them from within the Borough of Hinckley and Bosworth, Ward Councillors for the Borough were never consulted. It was agreed that this comment would be fed back to Leicestershire County Council.

Mr Ellis left the meeting at 8.48pm.

On the motion of Mr D Bown, seconded by Mr Furniss, it was

RESOLVED – the response be endorsed.

Mrs Francks and Mrs Spencer left the meeting at 8.56pm.

492 DCLG CONSULTATION ON CHANGES TO PLANNING OBLIGATIONS (P65)

Members received a report which provided a response to the DCLG consultation on options for changing the planning obligations system and introducing a planning-gain supplement. On the motion of Mr Hinton, seconded by Mr Furniss, it was

RESOLVED – the response be endorsed.

493 APPEALS LODGED AND DETERMINED (P66)

A summary was submitted of appeals lodged and determined since the last meeting. On the motion of Mrs Camamile, seconded by Mr Hinton, it was

RESOLVED – the report be noted.

494 APPEALS – PROGRESS (P67)

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 Furniss, it was

RESOLVED – the report be noted.

495 MATTERS FROM WHICH THE PUBLIC MAY BE EXCLUDED

On the motion of Mr Davis, seconded by Mr Furniss, 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 6 and 10 of Part I of Schedule 12A of that Act.

Due to his personal interest in the following item, Mr P F Cash left the meeting at this juncture.

496 CHANGE OF USE OF 3 MARKET PLACE, HINCKLEY (P68)

The recent history of 3 Market Place was outlined for Members of the Committee. Notwithstanding the officer's recommendation contained in the report, it was moved by Mrs Camamile, seconded by Mr Edwards and

RESOLVED – enforcement action be taken.

(The meeting closed at 9.30pm.)