

HINCKLEY AND BOSWORTH BOROUGH COUNCIL

PLANNING COMMITTEE

6 MARCH 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 D R 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 D Finney, Mr M A Hall, Mr C G Joyce, Mrs M L Sherwin and Mrs E A Spencer.

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

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

515 APOLOGIES AND SUBSTITUTIONS

Apologies for absence were submitted on behalf of Mr C W Boothby and Ms J E Price and the substitutions of Mr Davis for Mr Boothby and Mrs Sherwin for Ms Price were authorised in accordance with Council Procedure Rule 4.3.

516 MINUTES (P69)

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

RESOLVED –the minutes of the meeting held on 6 February 2007 be confirmed and signed by the Chairman

517 DECLARATIONS OF INTEREST

Mrs Aldridge declared a personal and prejudicial interest in application 06/01361/FUL as an employee of Mallory Park. Mrs Camamile declared a personal and prejudicial interest in this application as a member of the Mallory Park Liaison Committee. Mr Davis declared a personal, non-prejudicial interest in the application as a member of Hinckley & Bosworth Promotions Board, of which the Mallory Park management was also a member.

Mr Bill declared a personal and prejudicial interest in application 06/00668/FUL as a Trustee of the Civic Society. Mr Davis also declared a personal and prejudicial interest in this application as he had previously expressed an opinion on the matter.

Mr Furniss declared a personal and prejudicial interest in application 06/01282/FUL.

Mr Edwards declared a personal and prejudicial interest in application 06/01385/FUL as he had already expressed an opinion on the matter as a Parish Councillor. Mrs Sherwin also declared a personal and prejudicial interest in the matter as she lived near to the application site.

518 DCLG CONSULTATION ON WATER EFFICIENCY IN NEW BUILDINGS (P74)

The Committee received a report which informed them of the consultation document on water efficiency in new buildings, the background leading up to the document, the options included for consultation and the likely outcome following the consultation. Members welcomed the report, but expressed the importance of ensuring that the water authority repaired and maintained water pipes. It was moved by Mr Furniss, seconded by Mr Hinton and

RESOLVED – the responses to the consultation be endorsed.

519 TOWN AND COUNTRY PLANNING ACT 1990 - APPLICATIONS TO BE DETERMINED (P70)

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

Having declared a personal and prejudicial interest in application 06/00668/FUL, Messrs Bill and Davis left the meeting at 6.53pm and returned at 7.03pm.

Having declared a personal and prejudicial interest in the following application, Mr Furniss left the meeting at 7.19pm. Mr Hinton took the chair for this item.

(a) 06/01282/FUL – Land adj 5 Kingfisher Way, Sheepy Parva – Mr A C Burr

Members supported the officer's recommendation to refuse the application, but asked that an additional reason for refusal with regard to density be added.

RESOLVED – the application be refused for the reasons set out in the report and the following additional reasons:

3. The proposed dwelling would equate to a density of 5 dwellings per hectare net and is therefore not in accordance with guidance as set out at paragraph 47 of Planning Policy Statement 3 - Housing, which indicates that developments should achieve a national indicative minimum of 30 dwellings per hectare net.

4. In the opinion of the Local Planning Authority the lack of any financial contribution to address the increase in pressure placed on play and open space facilities of the local area by proposed development would not accord with circular 5/05, Strategy Policy 11 of the adopted Leicestershire, Leicester and Rutland Structure Plan 1996 - 2016, policies REC3 and IMP1 of the adopted Hinckley and Bosworth Local Plan, and the Borough Council's Supplementary Planning Guidance on Play and Open Space (October 2002).

Mr Furniss returned to the meeting at 7.36pm and resumed the chair.

Having declared a personal and prejudicial interest in application 06/01361/FUL, Mrs Aldridge and Mrs Camamile left the meeting at 7.37pm and returned at 7.40pm. Mrs Finney left the meeting at 7.31pm and returned at 7.40pm.

Having declared a personal and prejudicial interest in the following application, Mr Edwards and Mrs Sherwin left the meeting at 7.43pm.

- (b) 06/01385/FUL – Sunnysdene Works, Woodlands Avenue, Burbage – Morris Homes East Midlands Ltd

Members felt that the application was unsuitable in its current form and asked officers to discuss the areas of concern with the applicant. It was moved by Mr Furniss, seconded by Mr Crooks and

RESOLVED – the application be deferred for further discussions with the applicant.

Mr Edwards and Mrs Sherwin returned to the meeting at 7.48pm. Mr Batty and Mrs Claridge left the meeting at 7.48pm.

- (c) 06/01406/FUL – Breconshire Hosiery, Rossendale Road, Earl Shilton – Countrywide Homes Limited

Members expressed concern with regard to the distances between the existing properties and the new development and suggested that the properties facing Laburnum Drive be reduced to two storey to prevent loss of light to the existing properties. Members felt that they would be minded to approve the application if these matters could be resolved. It was therefore moved by Mr Crooks, seconded by Mr Furniss and

RESOLVED – the Head of Culture and development be granted delegated powers to approve the application subject to the receipt of satisfactory amended plans. Failure to submit amended plans and to secure the Section 106 agreement by 6 April 2007 will result in the Head of Service refusing the application.

- (d) 06/01413/CONDIT – Paul James Knitwear, 13 Hill Street, Barwell – Williams-Anderson Homes Ltd

Members supported the officer's recommendation to approve the application, but had concerns about pedestrian safety on Dawsons Lane and suggested that warning signs were needed to alert traffic to the possible presence of pedestrians on the lane. It was therefore

RESOLVED – the application be approved but a condition be added with regard to the installation of pedestrian warning signs.

Messrs Bill and Ellis left the meeting at 8.20pm.

- (e) 07/00062/DEEM – Northfield, Bagworth – Hinckley & Bosworth Borough Council

Although in support of the officer's recommendation to approve the application, Members expressed concern with regard to the flood risk and suggested that the Housing Department be asked to use grasscrete to reduce this risk. It was therefore

RESOLVED – the application be approved and the Housing Department be asked to consider laying grasscrete to reduce risk of flooding.

Mr Bill returned to the meeting at 8.25pm.

520 MARKET BOSWORTH AND CONGERSTONE CONSERVATION AREA STATEMENTS AND MANAGEMENT PLANS (P71)

The Planning Committee's approval was sought to adopt the Conservation Area Statements and Management Plans for the conservation areas in the villages of Market Bosworth and Congerstone. Members noted the photograph of Tithe Farm in the draft statement and asked that investigations be carried out to ensure that should there be a Tithe barn on the site, this be listed as necessary.

Mr Ellis returned to the meeting at 8.30pm.

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

RESOLVED –

- (i) officers be requested to look at Tithe Farm to ensure that buildings are listed if necessary;
- (ii) the Conservation Area Statements and Management Plans for Market Bosworth and Congerstone be adopted.

521 COMMENTS IN RESPECT OF CLG CONSULTATION DOCUMENT PPS: PLANNING AND CLIMATE CHANGE (P72)

Members received a report which informed them of the Council's response to the CLG consultation document, Planning Policy Statement (PPS): Planning and Climate Change. On the motion of Mr Crooks, seconded by Mr Furniss, it was

RESOLVED – the responses to the Draft supplementary document: Planning & Climate Change, as outlined in Appendix A to the report, be approved.

522 WEST MIDLANDS REGIONAL SPATIAL STRATEGY – PHASE TWO REVISION (P73)

Members were advised of the publication of the West Midlands Regional Spatial Strategy – Phase Two Revision. Members expressed concern with regard to the capacity of the A5 in light of the possible increase in traffic due to the Regional Logistics Site. In response to Members' suggestions, officers stated that they had held meetings with Nuneaton and Bedworth Borough and Rugby Borough Councils and the Highways Agency. It was suggested that consultation be linked with the acute services review with Coventry and Nuneaton hospitals due to the impact on demand for services.

RESOLVED – consultation be linked with the acute services review with Coventry and Nuneaton hospitals.

523 APPEALS LODGED AND DETERMINED (P75)

A summary was submitted of appeals lodged and determined since the last meeting. Officers explained that information such as costs incurred due to appeals would be included on quarterly reports to the Scrutiny Commission, and Members requested that this information also be included on the appeals report to the Planning Committee. Members acknowledged that costs had increased due to two aborted hearings. On the motion of Mr Ellis, seconded by Mr Hinton, it was

RESOLVED – the report be noted.

524 APPEALS – PROGRESS (P76)

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

RESOLVED – the report be noted.

(The meeting closed at 8.50pm.)