

HINCKLEY AND BOSWORTH BOROUGH COUNCIL

PLANNING COMMITTEE

3 JULY 2007 AT 6.30 PM

PRESENT: MR P HALL - CHAIRMAN
MR R MAYNE - VICE-CHAIRMAN

Mrs M Aldridge, Mr JC Bown, Mr MB Cartwright, Mr WJ Crooks, Mr DM Gould, Mrs A Hall, Mr DW Inman, Mr CG Joyce, Mr K Nichols, Mr LJP O'Shea, Mrs J Richards, Mr BE Sutton and Mr R Ward.

In accordance with Council Procedure Rule 4.4 Messrs PR Batty and K Morrell also attended the meeting.

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

93 APOLOGIES AND SUBSTITUTIONS

Apologies for absence were submitted on behalf of Messrs JG Bannister and T McClure.

94 MINUTES (P6)

On the motion of Mr Bown, seconded by Mrs Aldridge it was

RESOLVED – the minutes of the meeting held on 29 May 2007 be confirmed and signed by the Chairman

95 DECLARATIONS OF INTEREST

Messrs Bown, Crooks, Cartwright, O'Shea and Nichols declared personal and prejudicial interests in application 07/00502/FUL as they were due to attend a function at the application site, although this was not linked to the planning application.

96 QUESTIONS AND PETITIONS

Mr Batty presented on behalf of residents a petition containing 1253 signatures in the following vain:

“Groby Residents strongly object to this ancient meadow being concreted over and 2 huge barns being built on there”.

It was noted that this related to application 07/00379/FUL, which was on the agenda for this meeting.

RESOLVED – the petition be received prior to discussion on the relevant application.

97 TOWN AND COUNTRY PLANNING ACT 1990 - APPLICATIONS TO BE DETERMINED (P7)

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

(a) 07/00431/DEEM – Former Council Depot, Wheatfield Way, Hinckley – Hinckley & Bosworth Borough Council

Although in support of the application, Members expressed concern about noise created by the wind turbines and requested a 2-year monitoring period. It was moved by Mr Cartwright, seconded by Mrs Aldridge and

RESOLVED –

- (a) subject to the Environment Agency removing their objection, the Head of Culture and Development be granted powers to issue Planning Permission subject to the conditions contained in the report and an additional condition requiring that the noise from the turbines be monitored for a period of 2 years;
- (b) should the application need to be resubmitted due to the Environment Agency not removing their objection within the timescale, the Head of Culture and Development be granted powers to approve the application if it is identical to that already submitted.

Mr Sutton left the meeting at 7.26pm and returned at 7.29pm.

(b) 07/00471/FUL – 7 Butt Lane Close, Hinckley – Mr Scott Halborg

It was moved by Mr Crooks, seconded by Mrs Aldridge and

RESOLVED – the application be deferred.

(c) 07/00495/FUL – 2 Oxford Street, Earl Shilton – De Montfort Housing Association Limited

Members supported the application and asked that the Councillors for Earl Shilton along with the Town Council be requested to ensure that a Housing Needs Survey be completed.

RESOLVED – the application be approved.

Having declared a personal and prejudicial interest in the following application, Messrs Bown, Crooks, O'Shea and Nichols left the meeting at 7.47pm and Messrs Batty and Cartwright left at 7.50pm.

(d) 07/00502/FUL – Twycross Zoological Park, Burton Road, Norton Juxta Twycross – Mr Alan Newton

Although in support of this application, Members were concerned about access, particularly due to the already busy highway, and asked that a note to applicant be added asking them to focus on improving access. It was moved by Mr Hall, seconded by Mrs Aldridge and

RESOLVED – the application be approved with the abovementioned note to applicant.

Messrs Bown, Cartwright, Crooks, Nichols and O'shea returned to the meeting at 8.09pm.

(e) 07/00528/FUL – 26 Chapel Street, Barlestone – Mr Bailey

Mr Crooks, seconded by Mr Sutton, proposed that the application be approved. Upon being put to the vote, the amendment was LOST. It was therefore

RESOLVED – the application be refused.

(f) 07/00659/OUT – 3 The Square, Bagworth – Mr and Mrs Astill

Notwithstanding the officers' recommendation of approval, Members felt that the proposal constituted over-development of the site due to its height and mass, was out of keeping with the area and street scene, and that access to properties at the rear was inadequate. It was moved by Mr O'Shea, seconded by Mr Cartwright and

RESOLVED – the application be refused for the following reasons:

1. In the opinion of the Local Planning Authority, the proposed row of terraced properties, by virtue of their height, mass and elevated position, are considered out of character, over bearing and over dominant within The Square. The proposal is therefore contrary to Planning Policy Statements 1 and 3, Housing Policy 5 and Strategy Policy 10 of the Leicestershire, Leicester and Rutland Structure Plan, policies BE1 and RES5 of the adopted Hinckley & Bosworth Local Plan and Supplementary Planning Guidance on New Residential Development.
2. In the opinion of the Local Planning Authority the proposal constitutes overdevelopment of the northern part of the site by virtue of the cramped nature of development and inadequate provision of private amenity space, contrary to Policy BE1 of the adopted Hinckley and Bosworth Local Plan and the Borough Council's Supplementary Planning Guidance on New Residential Development.

3. In the opinion of the Local Planning Authority, the proposed access drive through the site and position of rear parking spaces will result in a detrimental impact on properties on Lime Grove due to likely noise and disturbance. This is contrary to policies BE1 and RES5 of the adopted Hinckley & Bosworth Local Plan.
4. In the opinion of the Local Planning Authority, the existing vehicle parking area adjacent to the application site and activities thereon are likely to adversely affect the amenity of the potential occupiers of the proposed development contrary to policies BE1 and RES5 of the adopted Hinckley & Bosworth Local Plan.
5. In the opinion of the Local Planning Authority, the lack of any financial contribution to address the increase in pressure placed on the existing play and open space facilities would not accord with the Local Planning Authority's Supplementary Guidance on Play and Open Space adopted in October 2002 and policy REC3 of the adopted Hinckley and Bosworth Local Plan.

98 CHANGES TO PERMITTED DEVELOPMENT RIGHTS FOR HOUSEHOLDERS - CONSULTATION (P8)

Members received a report which informed them of the above consultation document and asked them to confirm the response of this Authority to the consultation. Members expressed concern with regard to the recent media publicity surrounding this document, and the apparent perception that planning permission would no longer be required for domestic extensions. In response, officers suggested publishing information on the website to clarify the situation.

Attention was drawn to the suggestion in the report that the changes could lead to a 30% reduction in planning applications, and the financial affect of this was questioned. Officers agreed that income from fees would decrease, but also reminded Members that this would lead to less work and hence lower costs for the Authority. It was moved by Mr Crooks, seconded by Mr Nichols and

RESOLVED – the report be endorsed and comments be forwarded to the DCLG.

99 DCLG CONSULTATION ON THE PROPOSED AMENDMENTS TO THE TEMPORARY STOP NOTICE REGULATIONS (P9)

The Committee received a report which provided a consultation response to the DCLG on the amendments to the Temporary Stop Notice Regulations. Concern was expressed with regard to traveller sites, including those 'temporary' sites that appeared to have had permanent buildings erected on them, and also the fact that the provision of sites was not in proportion to the population of the Borough.

RESOLVED – the response to the consultation be endorsed.

100 APPEALS LODGED AND DETERMINED (P10)

A summary was submitted of appeals lodged and determined since the last meeting. Appeals that had been upheld were highlighted and Members noted the reasons given by the Appeal Inspector.

RESOLVED – the report be noted.

101 APPEALS – PROGRESS (P11)

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

RESOLVED – the report be noted.

(The meeting closed at 9.20pm.)