

HINCKLEY AND BOSWORTH BOROUGH COUNCIL

PLANNING COMMITTEE

12 FEBRUARY 2008 AT 6.30 PM

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

Mrs M Aldridge, Mr JG Bannister, Mr PR Batty, Mr JC Bown, Mr MB Cartwright, Mr DM Gould, Mrs A Hall, Mr DW Inman, Mr CG Joyce, Mr T McClure, Mr K Morrell, Mr K Nichols, Mr LJP O'Shea and Mr BE Sutton.

In accordance with Council Procedure Rule 4.4 Ms WA Moore also attended the meeting.

Officers in attendance: Ms K Barlow, Miss T Darke, Ms T Miller, Miss R Owen, Mr S Payne and Mr T Prowse.

450 APOLOGIES AND SUBSTITUTIONS

Apologies for absence were submitted on behalf of Mr JD Cort and Mrs J Richards and the following substitutions authorised in accordance with Council Procedure Rule 4.3:-

Mr Batty for Mr Cort;
Mr Morrell for Mrs Richards.

451 MINUTES (P61)

On the motion of Mr Nichols, seconded by Mrs Hall it was

RESOLVED – the minutes of the meeting held on 15 January 2008 be confirmed and signed by the Chairman.

452 DECLARATIONS OF INTEREST

Mrs Aldridge declared a personal and prejudicial interest in application 07/01491/FUL as the applicant was known to her.

Mr Bannister declared a personal interest in application 07/01450/OUT as he owned a property near the application site but stated that this did not constitute a prejudicial interest.

Mr Sutton declared a personal and prejudicial interest in application 07/01424/FUL as the application site adjoined his land.

453 TOWN AND COUNTRY PLANNING ACT 1990 - APPLICATIONS TO BE DETERMINED (P62)

The Committee considered a schedule of planning applications, together with a list of late items, and the recommendations of the Director of Community and Planning Services.

It was agreed that the recommendations of the Director of Community and Planning Services contained in the schedule submitted be approved.

(a) 07/01360/FUL – 66 Kirkby Road, Barwell – Mr Nic Jepson

Although in support of the application, Members felt that the fence at the bottom edge of the development was inadequate. It was moved by Mr Sutton and seconded by Mr Bown that a condition be added requesting that a wall be erected. Upon receiving officer advice, this amendment was withdrawn.

It was subsequently moved by Mrs Hall and seconded by Mr McClure that a condition be added that the developer enters into negotiations with the Local Planning Authority with regard to providing a more substantial barrier, and that a note to applicant be added to suggest the preferred option of erecting a wall. Upon being put to the vote, the amendment was CARRIED.

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

Condition

Notwithstanding the submitted details, before the commencement of development, details of all means of enclosure and boundary treatments should be submitted to and agreed in writing by the Local Planning Authority and the development shall be implemented in accordance with the approved details.

Note to applicant

With regards to condition 27 concerning boundary treatments, the applicant is advised that the Local Planning Authority will expect the submitted details to include walls to the eastern and southern boundaries in particular where car parking spaces and turning areas are close to the boundary with neighbouring properties.

Having declared a personal and prejudicial interest in the following item, Mr Sutton left the meeting at 7.17pm.

- (b) 07/01424/FUL – Sycamore Farm, 29 Main Street, Barton In The Beans – S Ball and Amalgamated

Some Members felt that the site was untidy and that enforcement action should be pursued. It was moved by Mr Inman and seconded by Mrs Hall that the application be refused as it was contrary to policy. Upon being put to the vote, the amendment was LOST.

It was moved by Mr Mayne and seconded by Mrs Aldridge that the application be approved but that a clause be added to the Section 106 Agreement requiring sites 2, 3 and 4 be completely cleared before development commences.

Members also agreed that amended conditions contained in the late items.

RESOLVED – the application approved with the amended conditions contained in the late items.

Mr Sutton returned at 7.56pm.

- (c) 07/01430/FUL – Alexandra Stone Co Ltd, Alexandra Stone Works, Desford Lane, Ratby – Alexandra Stone Company Ltd

Members supported the application but requested that a note to applicant be added to ensure that the routing of traffic away from Ratby along Desford Lane continues.

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

Mr McClure left the meeting at 8.05pm and Mr Bown left at 8.30pm and returned at 8.38pm. Ms Moore left the meeting at 8.35pm.

Having declared a personal and prejudicial interest in application 07/01491/FUL, Mrs Aldridge left the meeting at 8.35pm and returned at 8.47pm.

- (d) 08/00025/COU – Land Adj Woodlands, Thornton Lane, Markfield – Mr & Mrs Parkes

Members supported the application but it was moved by Mr Nichols and seconded by Mr Morrell that a condition be added to restrict the use in order to prevent commercial use. Upon being put to the vote, the amendment was CARRIED.

RESOLVED – the application be approved with the abovementioned additional condition.

454 PUBLICATION OF THE REPORT OF THE EXAMINATION IN PUBLIC INTO THE DRAFT REGIONAL PLAN (P63)

Members received a report which advised them of the publication of the Report of the Examination in Public into the Draft East Midlands Regional Plan and the content of the report.

Concern was expressed with regard to gypsies and travellers and the definition of the term 'pitch'. Officers agreed to obtain a definition and report back to Members (note included at the end of this document*).

RESOLVED – the response to the Draft East Midlands Regional Plan be noted.

455 “STREAMLINING OF LOCAL DEVELOPMENT FRAMEWORKS” CONSULTATION DOCUMENT AND THE PLANNING & REFORM BILL (P64)

The Planning Committee was presented with a report which provided information on the Planning and Reform Bill.

A Member expressed concern with regard to extending the Core Strategy to 15 years and felt that it should remain at 10 years. Officers explained that annual monitoring would continue and the Strategy could be reviewed prior to this time if necessary.

Concern was also expressed that the report appeared to be suggesting reducing the number of consultees by only offering electronic methods of communication. Officers confirmed that the same consultation would be undertaken without exclusion, but where relevant this would be done electronically. It was moved by Mr Bown, seconded by Mr O'Shea and

RESOLVED – the Council's response be supported but the need to be able to review the Core Strategy be included in the response.

456 APPEALS LODGED AND DETERMINED (P65)

A summary was submitted of appeals lodged and determined since the last meeting. It was moved by Mr Bown, seconded by Mr Nichols and

RESOLVED – the report be noted.

457 APPEALS – PROGRESS (P66)

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

RESOLVED – the report be noted.

458 VALIDATION OF PLANNING APPLICATIONS (P67)

Members were informed of the proposed local requirements to be consulted on with regard standard planning application for 1APP. It was explained that this would be an electronic system which would remove the need to fill in several different forms as it would automatically populate the relevant forms.

RESOLVED – the proposed local requirements be consulted on as part of 1APP.

(The meeting closed at 9.22pm)

* Note: Pitches can be any size (there is no specific government recommendation) but usually they accommodate between 1 and 3 caravans. The average size for Leicestershire is 2.4 caravans. Pitches should be large enough to be able to accommodate an amenity block, an area for drying clothes and a storage shed as well as the caravans/a trailer. There is specific design guidance currently being produced by DCLG.