

HINCKLEY AND BOSWORTH BOROUGH COUNCIL

PLANNING COMMITTEE

29 SEPTEMBER 2009 AT 6.30 PM

PRESENT: MR R MAYNE - CHAIRMAN  
MR DW INMAN - VICE-CHAIRMAN

Mrs M Aldridge, Mr JG Bannister, Mr JC Bown, Mrs A Hall, Mr P Hall, Mr CG Joyce, Mr K Nichols, Mr BE Sutton, Mr R Ward and Ms BM Witherford.

In accordance with Council Procedure Rule 4.4 Mr MR Lay also attended the meeting.

Officers in attendance: Mrs T Darke, Ms S Humphries, Miss R Owen, Mr TM Prowse and Mr M Rice.

215 APOLOGIES AND SUBSTITUTIONS

It was noted that since the preparation of the agenda, Dr Moore had been replaced on the Committee by Mr DM Gould.

Apologies for absence were submitted on behalf of Mr CW Boothby, Mr WJ Crooks and Mr DM Gould.

216 MINUTES (P23)

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

RESOLVED – the minutes of the meeting held on 1 September 2009 be confirmed and signed by the Chairman.

217 DECLARATIONS OF INTEREST

At this juncture Mr Lay indicated his intention to speak on items 04 and 09 as Ward Councillor.

218 DECISIONS DELEGATED AT PREVIOUS MEETING

There were no decisions delegated at the previous meeting on which to report.

219 TOWN AND COUNTRY PLANNING ACT 1990 - APPLICATIONS TO BE DETERMINED (P24)

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.

- (a) 09/00587/DEEM – Residential Development (outline – all matters reserved), Land Adj 7 Alexander Gardens, Hinckley – Hinckley & Bosworth Borough Council

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

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

- (b) 09/00581/DEEM – Residential Development (outline – all matters reserved), Land Adjacent to HLP Warehouse, Bridge Road, Burbage – Hinckley & Bosworth Borough Council

It was moved by Mr Bown, seconded by Mr Sutton and

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

- (c) 09/00583/DEEM – Residential Development (outline – all matters reserved), Land Adj 16 Elwell Avenue, Barwell – Hinckley & Bosworth Borough Council

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

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

- (d) 09/00551/FUL – Erection of four flats with associated parking and access, Land Rear of 106 Main Street, Markfield – Mr Mike Hurst

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

RESOLVED – the application be refused for the reasons contained in the officer's report.

Mr Lay left the meeting at 6.53pm.

- (e) 09/00596/FUL – Erection of an agricultural building with access and turning space, alteration of existing access, erection of gates and creation of a new track, turning space and parking, Elmsdale, 23 Ratcliffe Lane, Sheepy Magna – Mr & Mrs Calcott

Mr Lay returned to the meeting at 6.55pm.

Whilst supporting the officer's recommendation, Members expressed concern that there was a through-road on the site and asked that a condition be added requiring the stopping up of one access. Concern was also expressed with regard to the dusty road inside the entrance to the site and asked that a condition be added that the first 15m of road be made up, but must be in keeping with the location.

On the motion of Mr Sutton, seconded by Mr Bannister, it was

RESOLVED – subject to no further additional objections being raised by the end of the consultation period, the Director of Community and Planning Services be granted powers to issue Planning Permission subject to the conditions contained in the officer's report, late items and two additional conditions with regard to stopping up one access and improving the condition of the first 15m of road inside the site.

- (f) 09/00597/FUL – Erection of two dwellings with associated parking, 131 Station Road, Ratby – Mr M Hillard

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

RESOLVED – the application be approved subject to the conditions contained within the officer's report.

- (g) 09/00599/FUL – Erection of barn, formation of new vehicular access and visitor parking area, re-use of existing buildings and land in connection with the use of Oak Farm as a family farm park, Oak Farm, Garland Lane, Barlestone – Mr William Upton

It was moved by Mr Sutton, seconded by Mr Nichols and

RESOLVED – subject to no new objections being received and the outstanding technical highways matters being satisfactorily resolved by the end of the consultation period expiring on 8 October 2009, the Director of Community and Planning Services be granted delegated powers to issue planning permission subject to the conditions contained in the officer's report.

- (h) 09/00613/C – Proposed demolition of the Middlefield building at Richmond Primary School and replacement with a new purpose designed single storey building, including accommodation for a satellite facility for the Dorothy Goodman Special School, new car parking and hard and soft play areas, Richmond County Primary School, Stoke Road, Hinckley – Children & Young Peoples Service

It was moved by Mr Nichols, seconded by Mr Bown and

RESOLVED – Leicestershire County Council be advised that Hinckley & Bosworth Borough Council has no objection to the proposal.

At this juncture, Mr Lay declared a personal interest in the following application as Chairman of the Parish Council and reserved his right to speak as Ward Councillor.

- (i) 09/00642/COU – Change of use of playing field from recreational to mixed use to include dog training classes and siting of metal storage container, Jubilee Playing Fields, Altar Stones Lane, Markfield – Mr Stephen Havers

It was moved by Mr Nichols, seconded by Mr Sutton and

RESOLVED – subject to no significant new objections being received by the end of the consultation period expiring on 30 September 2009, the Director of Community and Planning Services be granted delegated powers to issue planning permission subject to the conditions contained in the officer's report.

Mr Lay left the meeting at 7.40pm.

220 GOVERNMENT CONSULTATION ON PUBLICITY FOR PLANNING APPLICATIONS (P25)

Members were advised of the proposed consultation response to the Publicity for Planning Applications consultation issued by the Department of Communities and Local Government in July 2009.

Some Members expressed concern with regard to the suggestion of ceasing to advertise planning applications in the local press as there were residents of the Borough who would not be able to access this information online. In response, the increasing numbers of people accessing information online was highlighted and it was noted that site notices would still be erected. Other Members felt that should advertising in the press cease, residents be notified of this via the Borough Bulletin.

It was moved by Mr Sutton, seconded by Mr Nichols and

RESOLVED –

- (i) the report be noted;
- (ii) the consultation response be agreed.

221 GOVERNMENT CONSULTATION ON STREAMLINING INFORMATION REQUIREMENTS FOR PLANNING APPLICATIONS (P26)

The Committee was advised of the proposed consultation response to the Streamlining Information Requirements for Planning Applications consultation issued by the Department of Communities and Local Government in July 2009.

Mr Bown left the meeting at 7.54pm.

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

RESOLVED –

- (i) the report be noted;
- (ii) the proposed response be agreed.

222 GOVERNMENT CONSULTATION ON IMPROVEMENTS TO PERMITTED DEVELOPMENT (P27)

Members were presented with the proposed consultation response to the 'Improvements to Permitted Development' consultation paper issued on 30 July by the Department of Communities and Local Government. The proposed changes related to non-domestic permitted development rights (non-domestic prior approval), the procedure by which Article 4 Directions were made and proposed changes to the regulation of non-domestic hard-surfacing.

Mr Bown returned at 7.56pm.

A Member expressed concern that the proposed changes would weaken the ability to control the sustainability of non-domestic applications. Whilst officers agreed that this was a possibility, it was also highlighted that there would be many benefits of the changes.

It was agreed that a feedback report would be provided to the Committee after the outcome of the consultation was received so Members were aware how much of the Council's response had been taken into account.

RESOLVED –

- (i) the report be noted;
- (ii) the consultation response be agreed;
- (iii) a report on the outcome of the consultation be provided to a future meeting of the Committee.

223 THE CONSULTATION DRAFT PLANNING POLICY STATEMENT 15 (PPS15) ENTITLED "PLANNING FOR THE HISTORIC ENVIRONMENT" (P28)

Members were advised of the consultation on the proposed submission draft of Planning Policy Statement 15. It was explained that the Conservation Officer had visited various groups to consult on the proposals. On the motion of Mr Nichols, seconded by Mr Sutton, it was

RESOLVED –

- (i) the consultation draft of PPS15 be noted;
- (ii) the consultation response be supported.

224 APPEALS LODGED AND DETERMINED (P29)

A summary was submitted of appeals lodged and determined since the last meeting. With regard to paragraph 3.1.2 of the report, it was noted that this appeal would be by written representation, not informal hearing as stated in the report. It was moved by Mr Nichols, seconded by Mr Sutton and

RESOLVED – the report be noted.

225 APPEALS – PROGRESS (P30)

A schedule was submitted indicating the stages that various appeals against planning decisions had reached. It was moved by Mr Nichols, seconded by Mr Bannister and

RESOLVED – the report be noted.

(The meeting closed at 8.15pm)