

HINCKLEY AND BOSWORTH BOROUGH COUNCIL

PLANNING COMMITTEE

11 MAY 2010 AT 6.30 PM

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

Mrs M Aldridge, Mr JG Bannister, Mr JC Bown, Mr MB Cartwright, Mr WJ Crooks, Mrs A Hall, Mr P Hall, Mr K Morrell, Mr K Nichols, Mrs J Richards and Mr BE Sutton.

Officers in attendance: Mr P Metcalfe, Miss R Owen, Mr M Rice, Ms S Smith, Mr S Wood and Mr R Wright.

532 APOLOGIES AND SUBSTITUTIONS

Apologies for absence were submitted on behalf of Mr Boothby, Mr Gould, Mr O'Shea, Mr Ward and Ms Witherford with the substitution of Mr Cartwright for Mr O'Shea authorised in accordance with Council Procedure Rule 4.3.

533 MINUTES (P71)

Attention was drawn to the amendment to minute 489 in the late items. It was also highlighted that minute 493(b) should read 'Notwithstanding the officer's recommendation that the application be approved...' and it was also requested that the resolution refer to the granting of *temporary* planning permission. It was requested that reference to Mr Bown returning to the meeting (page 239) be removed.

On the motion of Mr Nichols, seconded by Mr Morrell, it was

RESOLVED – the minutes of the meeting held on 13 April 2010 be confirmed subject to the abovementioned amendments and signed by the Chairman.

534 DECLARATIONS OF INTEREST

No interests were declared at this stage.

535 DECISIONS DELEGATED AT PREVIOUS MEETING

The Head of Planning reported on the following applications which had been delegated at the meeting on 16 March and 13 April:

- (i) 09/00922/FUL & 09/00923/CON – it was reported that these decisions had been issued on 16 April;

- (ii) 10/00102/FUL – it was reported that the decision had been issued on 28 April.

536 LOCAL DEVELOPMENT FRAMEWORK: HINCKLEY TOWN CENTRE AREA ACTION PLAN DEVELOPMENT PLAN DOCUMENT (P73)

Members received a report which outlined plans to consult on the Hinckley Town Centre Area Action Plan proposed submission document. On the motion of Mrs Aldridge, seconded by Mr Morrell, it was

RESOLVED –

- (i) the undertaking of a six-week period of consultation during June and July be endorsed for approval by Council;
- (ii) the submission of the Hinckley Town Centre Area Action Plan to the Secretary of State following analysis of the representations received during the consultation period be supported.

537 TOWN AND COUNTRY PLANNING ACT 1990 - APPLICATIONS TO BE DETERMINED (P72)

The Committee considered a schedule of planning applications, together with a list of late items, and the recommendations of the Deputy Chief Executive (Community Direction).

- (a) 09/00940/FUL – Demolition of bungalow, part of glasshouse and garden centre offices, change of use of existing garden centre warehouse to retail sales, erection of water tanks, fuel tanks and sewage treatment plant and formation of additional car parking and alterations to open sales area, Woodlands Nurseries, Ashby Road, Stapleton – The Garden Centre Group

Attention was drawn to the amended recommendation in the late items.

Mr Crooks left the meeting at 7.22pm and returned at 7.25pm.

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

RESOLVED – subject to no significant new material planning considerations being raised from those issues already considered within the report prior to the expiry of the consultation period ending on 21 May 2010 and resolution of the outstanding issue of the impact of the development on bats before 4 June 2010, the Deputy Chief Executive (Community Direction) be granted delegated powers to issue planning permission subject to the conditions contained in the officer's report and late items. Failure to resolve the outstanding issue by 4 June 2010 might result in the application being refused.

- (b) 09/01000/FUL – Siting of residential caravan for use as a dwelling, Land off Potters Marston Lane, Earl Shilton – Mr Neil Chapman

Notwithstanding the officer's recommendation that the application be refused, it was moved by Mr Sutton and seconded by Mr Cartwright that the application be approved for a temporary period of two years.

It was requested that voting upon this motion be recorded.

Mrs Aldridge, Mr Cartwright, Mr Hall, Mr Morrell and Mr Sutton voted FOR the motion (5);

Mr Mayne, Mr Inman, Mr Bannister, Mr Bown, Mr Crooks, Mrs Hall and Mr Nichols voted AGAINST the motion (7).

The motion was therefore declared LOST.

It was moved by Mr Bannister, seconded by Mrs Hall and

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

- (c) 10/00204/FUL – Erection of double garage and conversion of existing integral garage, 15 Shenton Lane, Dadlington – Mr Guy Stripp

Notwithstanding the officer's recommendation that the application be approved, it was moved by Mr Sutton and seconded by Mr Hall that the application be refused as it was not in keeping with the area.

It was requested that voting be recorded on this motion.

Mrs Aldridge, Mr Bown, Mr Cartwright, Mr Hall, Mr Morrell and Mr Sutton voted FOR the motion (6);

Mr Mayne, Mr Inman, Mr Bannister, Mr Crooks and Mrs Hall voted AGAINST the motion (5);

Mr Nichols abstained from voting.

The motion was therefore declared CARRIED.

RESOLVED – the application be refused on the grounds that it is not in keeping with the area.

- (d) 10/00207/FUL – Extensions and alterations to dwelling, 20 Hilary Crescent, Groby – Mr Gary Hawkins

Notwithstanding the officer's recommendation that delegated powers be granted to approve the application, it was moved by Mr Cartwright that the application be refused.

Upon the motion not being seconded, it was proposed by Mr Cartwright and seconded by Mr Sutton that the application be deferred for a site visit as they felt unable to make a decision without seeing the site.

It was requested that voting on this motion be recorded.

Mrs Aldridge, Mr Bannister, Mr Cartwright, Mr Crooks, Mr Morrell, Mr Nichols and Mr Sutton voted FOR the motion (7);

Mr Mayne, Mr Inman, Mr Bown, Mrs Hall and Mr Hall voted AGAINST the motion (5).

The motion was declared CARRIED.

RESOLVED – the application be deferred for a site visit.

Mr Inman left the meeting at 8.29pm.

- (e) 10/00241/FUL – Change of use from retail to hot food takeaway and retention of external extractor flue (retrospective), 102 Rugby Road, Hinckley – Mr Jogi Singh

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

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

- (f) 09/00901/OUT – Demolition of existing building for residential development with access and layout (outline), 96 Factory Road, Hinckley – Mr Bill Hood

Mr Inman returned to the meeting at 8.38pm.

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

RESOLVED – subject to no significant material observations being received by the end of the consultation period expiring on 6 May 2010, the Deputy Chief Executive (Community Direction) be granted delegated powers to grant planning permission for the development subject to the conditions contained in the officer's report and the execution of an agreement under Section 106 of the Town and Country Planning Act 1990 and Section III of the Local Government Act 1972 towards the provision and maintenance of public play and open space facilities, library facilities, highways improvements, civic amenity facilities and town centre infrastructure improvements. Failure to do so by 24 May 2010 might result in the application being refused.

Mrs Aldridge left the meeting at 8.41pm.

- (g) 10/00189/FUL – Extensions and alterations to dwelling, 51 Waterfall Way, Barwell – Mr Lyndon Lewis

It was moved by Mr Morrell, seconded by Mr Bannister and

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

Mrs Aldridge returned at 8.43pm.

- (h) 10/00202/EXT – Extension of time for extant planning permission 06/00445/FUL for change of use of first and second floors from industrial/office use to hotel including extensions and alterations to form first floor breakfast/diner, 18 Lancaster Road, Hinckley – The DRE Group Limited

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

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

- (i) 10/00195/DEEM – Residential development (reserved matters), Land adj Alexander Gardens, Hinckley – Hinckley & Bosworth Borough Council

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

RESOLVED – the application be approved subject to the conditions in the officer's report and late items.

- (j) 10/213/FUL – Conversion, extensions and alterations of buildings to form three dwellings, The Pool House, Newtown Linford Lane, Groby – Mr and Mrs Everson Crane

On the motion of Mr Nichols, seconded by Mr Crooks it was

RESOLVED – subject to no significant additional objections being received before the end of the consultation period expiring on 18 May 2010, the Deputy Chief Executive (Community Direction) be granted delegated powers to issue planning permission subject to the conditions contained within the officer's report and late items.

- (k) 10/00214/LBC – Part demolition, extensions and alterations of buildings to form three dwellings, The Pool House, Newtown Linford Lane, Groby – Mr and Mrs Everson Crane

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

RESOLVED – subject to no significant additional objections being received before the end of the consultation period expiring on 18 May 2010, the Deputy Chief Executive (Community

Direction) be granted delegated powers to issue listed building consent subject to the conditions contained in the officer's report.

538 APPEALS LODGED AND DETERMINED (P74)

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

RESOLVED – the report be noted.

539 APPEALS – PROGRESS (P75)

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

RESOLVED – the report be noted.

540 MATTERS FROM WHICH THE PUBLIC MAY BE EXCLUDED

On the motion of Mr Crooks, seconded by Mr Sutton, 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 2 and 10 of Part I of Schedule 12A of that Act.

541 PLANNING ENFORCEMENT ACTION (P76)

Members were provided with a periodic report on planning enforcement actions taken and were also updated on capacity issues in the Planning Enforcement team.

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

RESOLVED – the report be noted.

(The meeting closed at 9.07pm)