

HINCKLEY AND BOSWORTH BOROUGH COUNCIL

PLANNING COMMITTEE

31 AUGUST 2010 AT 6.33 PM

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

Mrs M Aldridge, Mr JG Bannister, Mr CW Boothby, Mr JC Bown, Mr MB Cartwright, Mr DM Gould, Mrs A Hall, Mr P Hall, Mr CG Joyce, Mr K Morrell, Mr K Nichols, Mr BE Sutton and Ms BM Witherford.

In accordance with Council Procedure Rule 4.4 Mr PS Bessant, Mr SL Bray, Mr C Ladkin, Mrs J Richards and Mrs S Sprason also attended the meeting

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

176 **APOLOGIES AND SUBSTITUTIONS**

Apologies for absence were submitted on behalf of Mr LJP O'Shea and Mr R Ward with the substitution of Mr Cartwright for Mr O'Shea authorised in accordance with Council Procedure Rule 4.3.

177 **MINUTES (P14)**

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

RESOLVED – the minutes of the meeting held on 3 August 2010 be confirmed and signed by the Chairman.

178 **DECLARATIONS OF INTEREST**

Mrs Hall declared a personal interest in application 10/00386/FUL.

179 **DECISIONS DELEGATED AT PREVIOUS MEETING**

The Director of Community and Planning Services reported on the following applications which had been delegated at the meeting on 3 August:

- (i) 10/00358/OUT – it was reported that discussions with regard to the Section 106 Agreement were ongoing but that the decision would be issued by 10 September in line with the resolution;
- (ii) 10/00408/OUT – it was reported that the decision had been issued on 12 August 2010;

- (iii) 10/00435/EXT – it was reported that the application had been withdrawn;
- (iv) 10/00330/FUL – it was reported that the decision had been issued on 10 August 2010;
- (v) 10/00450/LBC – it was reported that the application had been referred to the Secretary of State and was awaiting a response;
- (vi) 10/00512/FUL – it was reported that the decision had been issued on 12 August 2010.

180 TOWN AND COUNTRY PLANNING ACT 1990 - APPLICATIONS TO BE DETERMINED (P15)

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) 10/00470/FUL – Change of use of agricultural buildings to form wedding venue and bed and breakfast accommodation, Mythe Farm, Pinwall Lane, Pinwall – Mr JE Garland

Mr Ladkin arrived at 6.40pm.

Members expressed concern with regard to the possibility of fireworks and Chinese lanterns being lit on the site, and it was moved by Mr Boothby, seconded by Mr Cartwright and after a show of hands was CARRIED that a condition be added to prevent the use of fireworks and Chinese lanterns.

Concern was also expressed that to reduce disruption to local residents, good signage be installed and it was agreed that a condition be added to insist on this. It was also suggested that maps or directions contained in any literature produced by the venue should not direct visitors through Ratcliffe Culey, and it was agreed that a note to applicant be added to request this. It was also agreed that condition 9 be amended, requiring submission of a scheme ensuring windows and doors were kept closed during use.

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

RESOLVED – the application be permitted subject to the conditions contained in the officer's report, late items, additional conditions with regard to the use of fireworks and Chinese lanterns and signage, amended condition 9 and a note to applicant with regard to maps and directions produced by the venue.

Mr Morrell left the meeting at 7.00pm.

- (b) 10/00332/FUL – Erection of warehouse (B8 use), Timken Desford Steel Limited, Desford Lane, Kirby Muxloe – Mr Aziz Tayub

Concern was expressed with regard to the inclusion of Kirby Muxloe in the travel plan, and it was moved by Mr Boothby and seconded by Cllr Cartwright that the condition requiring a routing plan be amended to advise that the plan should direct traffic away from Kirby Muxloe. Upon being put to the vote, the motion was CARRIED. It was also requested that discussions be held with the highways authority and the applicant about weight restrictions.

It was moved by Mr Boothby, seconded by Mr Cartwright and

RESOLVED – the application be permitted subject to the conditions contained in the officer's report, late items and the abovementioned amended condition.

Mr Bessant and Mrs Sprason left the meeting at 7.45pm.

- (c) 10/00386/FUL – Extension and alterations to create pharmacy and consulting rooms, Castle Mead Medical Centre, 33 Hill Street, Hinckley – Assura Properties Limited

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

RESOLVED – 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 late items and the execution of an Agreement under Section 106 of the Town and Country Planning Act 1990 and Section 111 of the Local Government Act 1972 towards the Hinckley Town Centre Strategic Transport Development.

Mr Bray left the meeting at 8.20pm.

- (d) 10/00401/FUL – Erection of 200 residential units with associated landscaping, access and public open space, Land Bound by Mill Lane, Thurlaston Lane and Clickers Way, Earl Shilton – Persimmon Homes North Midlands

Mr Sutton and Mr Crooks left the meeting at 8.25pm returning at 8.29 and 8.30pm respectively.

On the motion of Mr Gould, seconded by Mr Cartwright, it was

RESOLVED – subject to no significant material observations being received by the end of the consultation period expiring on 3 September 2010 the Deputy Chief Executive (Community Direction) be granted delegated powers to resolve the objection from the Environment Agency and refuse the application for the reasons contained in the officer's report and late items.

Mr Ladkin and Mrs Richards left the meeting at 8.38pm.

At this juncture, the meeting adjourned at 8.38pm and reconvened at 8.45pm.

- (e) 10/00514/OUT – Residential development, Manor Farm, Main Street, Thornton – Mr John Brown

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

RESOLVED – subject to no objections being raised from the outstanding consultees, the Deputy Chief Executive (Community Direction) be granted delegated powers to grant outline planning permission subject to the conditions contained in the officer's report and late items and the execution of an Agreement under Section 106 of the Town and Country Planning Act 1990 and Section 111 of the Local Government Act 1972 towards the provision of affordable housing and the provision and maintenance of off-site public play and open space facilities. Failure to complete the agreement by 2 September 2010 might result in the application being refused.

- (f) 10/00431/FUL – Extension to agricultural building, Aqueduct Farm, Bosworth Road, Shenton – Mr John Lawton

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

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

- (g) 10/00507/FUL – Erection of an agricultural building, Barn adjacent Leicester Lane, Desford – Prestons Agri Hire

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

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

- (h) 10/00557/FUL – Mixed use development comprising a retail unit (use class A1) and eight dwellings with associated parking and access, Land adjacent 121 Station Road, Bagworth – Farland Trading Ltd

It was moved by Mr Boothby, seconded by Mr Cartwright and

RESOLVED – subject to the resolution of the outstanding viability issues by 22 October 2010, the Deputy Chief Executive (Community Direction) be granted powers to issue full planning permission subject to the conditions outlined in the officer's report and late items. Failure to do so by 22 October might result in the application being refused.

- (i) 10/00561/EXT – Extension of time for extant planning permission 06/01114/FUL for mixed use development comprising three retail units (use class A1, A3 and D1) and nine apartments with associated parking and access, Land adjacent 121 Station Road, Bagworth – Farland Trading Limited

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

RESOLVED – subject to the resolution of the outstanding viability issues by 15 September 2010, the Deputy Chief Executive (Community Direction) be granted powers to issue full planning permission subject to the conditions contained in the officer's report and late items. Failure to do so by 15 September 2010 might result in the application being refused.

- (j) 10/00560/FUL – Conversion of existing barns to form residential unit, School Farm, Desford Road, Newbold Verdon – Miss Leanne Orgill

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

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

181 APPEALS LODGED AND DETERMINED (P16)

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

RESOLVED – the report be noted.

182 APPEALS – PROGRESS (P17)

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

RESOLVED – the report be noted.

(The meeting closed at 9.20pm)