

HINCKLEY AND BOSWORTH BOROUGH COUNCIL

PLANNING COMMITTEE

28 SEPTEMBER 2010 AT 6.34 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 WJ Crooks, Mr DM Gould, Mrs A Hall, Mr P Hall, Mr CG Joyce, Mr K Morrell, Mr BE Sutton, Mr R Ward and Ms BM Witherford.

In accordance with Council Procedure Rule 4.4 Mr DC Bill also attended the meeting

Officers in attendance: Mrs S Fryer, Ms T Miller, Miss R Owen, Mrs E Page, Mr M Rice, Ms S Smith and Mr S Wood.

232 APOLOGIES AND SUBSTITUTIONS

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

233 MINUTES (P18)

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

RESOLVED – the minutes of the meeting held on 31 August 2010 be confirmed and signed by the Chairman.

234 DECLARATIONS OF INTEREST

The following Members declared a personal interest in application 10/00642/OUT: Mr Bannister, Mr Bown, Mr Crooks, Mr Gould, Mrs Hall, Mr Inman, Mr Joyce, Mr Mayne and Mrs Witherford. Mr Hall declared a personal and prejudicial interest in the same application.

235 DECISIONS DELEGATED AT PREVIOUS MEETING

The Head of Planning reported on the following applications which had been delegated at the meeting on 31 August:

- (i) 10/00470/FUL – it was reported that the decision had been issued on 9 September 2010;
- (ii) 10/00386/FUL – it was reported that the decision had been issued on 13 September 2010;

- (iii) 10/00401/FUL – it was reported that the decision had been issued on 6 September 2010;
- (iv) 10/00514/OUT – it was reported that the decision had been issued on 2 September 2010;
- (v) 10/00557/FUL – it was reported that the decision had been issued on 1 September 2010;
- (vi) 10/00561/EXT – it was reported that the decision had been issued on 15 September 2010.

236 LOCAL DEVELOPMENT FRAMEWORK: AFFORDABLE HOUSING SUPPLEMENTARY PLANNING DOCUMENT; RURAL NEEDS SUPPLEMENTARY PLANNING DOCUMENT; RATBY VILLAGE DESIGN STATEMENT (P20)

The Committee received a report which sought approval to consult on the Affordable Housing Supplementary Planning Document (SPD), the Rural Needs SPD and the Ratby Village Design Statement SPD.

In response to a question, Members were reminded that the issue of viability assessments with regard to affordable housing was covered in the document. Concern was also expressed that the four-week consultation period was very short, however it was acknowledged that this was in line with the minimum statutory requirements and would ensure that the timetable was adhered to.

Members discussed the difficulty in getting some Parish Councils to engage with housing needs surveys and the need to discuss the sustainability of rural communities with local councils and Members.

RESOLVED - the undertaking of a four-week period of consultation on the Affordable Housing SPD, the Rural Needs SPD and the Ratby Village Design Statement SPD from 11 October 2010 to 5 November 2010 be approved.

237 REQUEST FOR HIGHWAY WEIGHT RESTRICTIONS

Further to a suggestion at the previous meeting during discussion on Desford Lane, Kirby Muxloe, it was reported that a letter had been received from Leicestershire County Council which stated that they did not support the imposition of a formal weight restriction on Desford Lane.

A Member suggested changing the HGV route and it was agreed that this would be fed back to the County Council.

238 TOWN AND COUNTRY PLANNING ACT 1990 - APPLICATIONS TO BE DETERMINED (P19)

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) 10/00505/OUT – Residential Development (outline – access only), North Warwickshire and Hinckley College, London Road, Hinckley – North Warwickshire & Hinckley College

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

RESOLVED – the Deputy Chief Executive (Community Direction) be granted delegated powers to grant planning permission for the development subject to the following conditions 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 affordable housing, public transport, junction improvements and contributions to the provision and maintenance of public play and open space facilities and education being agreed. Failure to do so by 20 October 2010 might result in the application being refused.

Having declared a personal and prejudicial interest in the following application, Mr Hall left the meeting at 7.10pm.

- (b) 10/00642/OUT – Residential Development (outline), Land off Eastwoods Road, Hinckley – Brenmar Developments (Hinckley) Ltd

It was moved by Mr Boothby that the application be refused. In the absence of a seconder the motion was not put to the vote.

Members expressed concern with regard to the risk of cars reversing out of the site. It was moved by Mr Bown and seconded by Mr Sutton that a condition be added to ensure a turning circle be included within the site to allow egress in a forward gear.

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

RESOLVED – subject to no significant material observations being received by the end of the consultation period expiring on 29 September 2010, the Deputy Chief Executive (Community Direction) be granted delegated powers to grant outline planning permission for the development subject to the conditions contained in the officer's report and the abovementioned additional condition.

Mr Hall returned at 7.29pm and Mr Bill left at this point.

- (c) 10/00254/FUL – Change of use from agricultural land to playing fields including the erection of changing rooms and associated car parking and access, Land off Ashby Road, Osbaston – Mr GR Ingham

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

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

- (d) 10/00465/EXT – Extension of time for extant planning permission 07/00742/OUT Demolition of existing building and construction of new buildings accommodating 651 sq.m of A2 and B1 use employment space and 56 one and two bedroom warden controlled sheltered flats with associated facilities and parking, Dennis House, 4 Hawley Road, Hinckley – Cotswold Estates Ltd

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

RESOLVED – subject to the resolution of the economic viability issues of the scheme and if necessary 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 to provide affordable housing contributions and to restrict the residential units within the development to sheltered accommodation, the Deputy Chief Executive (Community Direction) be granted powers to issue a new Outline Planning Permission subject to the conditions contained in the officer's report.

- (e) 10/00565/COU – Change of use from A1 to A5, 11 Windsor Street, Burbage – Mr Cemil Yavuz

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

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

- (f) 10/00591/COU – Change of use from cow shed to shop and storage, Oak Farm, Ratby Lane, Markfield – Mr and Mrs Carl Law

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

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

- (g) 10/00627/COU – Change of use from dwelling house to dental surgery including extensions and alterations with associated parking, 18 Manor Road, Desford – Mr Hanish Chotal

Further to the additional conditions requested in the late items, it was reported that (b) and (d) should be removed as they were not required. It was moved by Mr Crooks, seconded by Mr Sutton and

RESOLVED – the application be permitted subject to the views of the Director of Environment and Transport (Highways), and the conditions in the officer's report and late items with the abovementioned two deletions.

239 CONSULTATION ON DRAFT ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS (2010) (P21)

Members received a report which informed them of the current consultation on proposed changes to the Town and Country Planning (Environmental Impact Assessment) Regulations. It was reported that as part of these changes, reasons for not requiring an Environmental Impact Assessment would have to be made public.

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

RESOLVED – the report be noted.

240 APPEALS LODGED AND DETERMINED (P22)

A summary was submitted of appeals lodged and determined since the last meeting. It was

RESOLVED – the report be noted.

241 APPEALS – PROGRESS (P23)

A schedule was submitted indicating the stages that various appeals against planning decisions had reached. It was reported that the appeal with regard to 30 Main Road, Bilstone had now been dismissed. It was moved by Mr Crooks, seconded by Mr Bown and

RESOLVED – the report be noted.

(The meeting closed at 7.54pm)