

HINCKLEY AND BOSWORTH BOROUGH COUNCIL

PLANNING COMMITTEE

29 MARCH 2011 AT 6.35 PM

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

Mr JG Bannister, Mr CW Boothby, Mr JC Bown, Mr WJ Crooks, Mrs A Hall, Mr P Hall, Mr CG Joyce, Mr K Morrell, Mr K Nichols, Mr LJP O'Shea, Mr BE Sutton, Mr R Ward and Ms BM Witherford.

In accordance with Council Procedure Rule 4.2, Mr Bray, Mr Cope, Mr Lynch and Mr Wright were also in attendance.

Officers in attendance: Ms T Miller, Miss R Owen, Mr M Rice and Mr S Wood.

546 **APOLOGIES**

Apologies for absence were submitted on behalf of Mrs Aldridge and Mr Gould.

547 **MINUTES (P55)**

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

RESOLVED – the minutes of the meeting held on 1 March 2011 be confirmed and signed by the Chairman.

548 **DECLARATIONS OF INTEREST**

Mr Bannister, Mr Crooks, Mrs Hall, Mr Hall, Mr Inman, Mr Joyce, Mr Mayne, Mr Nichols and Ms Witherford declared a personal interest in application 10/00032/OUT.

549 **DECISIONS DELEGATED AT PREVIOUS MEETING**

The Head of Planning reported on the following applications which had been delegated at the meeting on 1 February 2011:

- (i) 10/00518/OUT– it was reported that the Secretary of State had been notified on 24 March;
- (ii) 11/00015/FUL – it was reported that the decision had been issued on 9 March;
- (iii) 10/00887/CONDIT – it was reported that the decision had been issued on 4 March.

550 TOWN AND COUNTRY PLANNING ACT 1990 - APPLICATIONS TO BE DETERMINED (P56)

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) 10/00995/COU – Retrospective change of use from furniture factory (B2) to training area (D2), 25 Southfield Road, Hinckley – Miss Kerry-Anne Clarke

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

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

- (b) 11/00095/GDOT – Prior notification of proposed development by telecommunications code system operators for telecommunications installation, Rugby Road, Burbage – Vodaphone Telefonica O2

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

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

- (c) 11/00096/GDOT – Prior notification of proposed development by telecommunications code system operators for telecommunications installation, Three Pots Road, Burbage – Vodaphone Telefonica O2

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

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

- (d) 11/00160/GDOT – Prior notification of proposed development by telecommunications code system operators for erection of streetworks monopole (10.1m height) supporting GRP shrowded antennas to total height of 14.8 metres plus ground based equipment cabinet, Queens Road, Hinckley – Vodaphone UK LTD

On the motion of Mr O'Shea, seconded by Mr Bown it was

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

- (e) 11/00156/GDOT – Prior notification of proposed development by telecommunications code system operators for erection of streetworks monopole (10.1m height) supporting GRP shrowded antennas to total height of 14.8 metres plus ground based equipment cabinet, Streetworks adj to 1 Stoke Road, Hinckley – Vodaphone UK and Telefonica O2

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 and late items.

- (f) 10/01007/FUL – Alterations and refurbishment of premises and installation of prefabricated external cold rooms to enclosed yard area, The Gate Inn, Ashby Road, Osbaston – Marston’s Inns & Taverns

It was moved by Mr O’Shea, seconded by Mr Boothby and

RESOLVED – the application be permitted subject to the conditions contained in the officer’s report and late items.

- (g) 11/00032/OUT – Erection of two dwellings (outline – access and layout only), Land Off Eastwoods Road, Hinckley – Brenmar Developments (Hinckley) Ltd

It was moved by Mr O’Shea, seconded by Mr Nichols and

RESOLVED – the application be permitted subject to the conditions contained in the officer’s report and late items.

- (h) 11/00049/FUL – Extensions and alterations to restaurant, Woodlands Nurseries, Ashby Road, Stapleton – Woodlands Garden Centre

Notwithstanding the officer’s recommendation that the application be approved, some Members felt that the proposed extension was inappropriate due to the impact of the open seating area on neighbouring properties. It was proposed by Mr O’Shea and seconded by Mr Boothby that the application be refused for this reason.

The Head of Planning requested that voting on this application be recorded. The vote was taken as follows:

Mr Boothby, Mr Crooks, Mr Hall, Mr Joyce, Mr Morrell, Mr O’Shea and Mr Ward voted FOR the motion (7);

Mr Bannister, Mr Bown and Mrs Hall voted AGAINST the motion (3);

Mr Mayne, Mr Inman, Mr Nichols, Mr Sutton and Ms Witherford abstained from voting.

The motion was therefore declared CARRIED and it was

RESOLVED – the application be refused on grounds of detrimental impact upon neighbouring properties.

- (i) 10/00056/FUL – Demolition of existing dwelling and garage and the erection of new dwelling with associated access and parking provision, 6 Boyslade Road East, Burbage – Mrs Jayne Barnes

Notwithstanding the recommendation to approve the application, some Members felt that the proposed development would be overbearing on neighbouring properties and out of keeping with the streetscene. Mr Inman, seconded by Mr Crooks, proposed that the application be refused for these reasons. The Head of Planning requested that voting be recorded on this motion. The vote was taken as follows:

Mr Mayne, Mr Inman, Mr Bannister, Mr Crooks, Mrs Hall, Mr Hall, Mr Joyce, Mr Nichols and Ms Witherford voted FOR the motion (9);

Mr Boothby, Mr Bown and Mr O'Shea voted AGAINST the motion (3);

Mr Morrell, Mr Sutton and Mr Ward abstained from voting.

RESOLVED – the application be refused due to its overbearing nature and being out of keeping with the streetscene.

- (j) 11/00090/FUL – Erection of one dwelling, Land adjacent to 2 Croft Close, Barwell – Mr Toni Rennocks

On the motion of Mr O'Shea, seconded by Mr Hall, it was

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

At this juncture, having reached 9.23pm, it was moved by Mr Nichols, seconded by Mr Hall and

RESOLVED – the meeting be allowed to continue to 10pm.

- (k) 10/00834/EXT – Extension of time for extant planning permission APP/K2420/A/07/2056151 – demolition of existing hotel and 2 flats and erection of 24 residential apartments including vehicular access and car parking, Elm Lea, Ashby Road, Hinckley – Mr Roy Petty

On the motion of Mr Morrell, seconded by Mr O'Shea it was

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

- (l) 10/00843/FUL – Erection of single storey rear extension, dwarf wall, replacement porch and partially demolished garage, 287 Brookside, Burbage – Mr Edward Cooper

It was moved by Mr Crooks, seconded by Mr O'Shea and

RESOLVED – the Planning Inspectorate be advised that the proposal is supported and would have been permitted subject to the conditions contained in the officer's report and late items in the absence of the appeal.

- (m) 10/00882/FUL – Construction of unmetalled test track, two storey instruction / welfare building, CCTV camera, security and safety fencing, bunding and concrete hardstandings, Mira Ltd, Watling Street, Lindley, Higham on the Hill – Mr Ian Osborne

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

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

- (n) 11/00063/OUT – Erection of up to 61 dwellings and 2800 square metres of employment floorspace (class B1) (outline – access and layout only), Dunlop Limited, Station Road, Bagworth – Johal and Kler Partnership

On the motion of Mr Boothby, seconded by Mr O'Shea, it was

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 affordable housing and the provision and maintenance of public play and open space facilities. Failure to do so by 2 May 2011 might result in the application being refused.

- (o) 11/00077/C – Proposed 150 berth marina with vehicular and waterway access, and ancillary development including landscaping, drainage and car parking (County Council Identity Number 2011/C421/04), Wellsborough Road, Market Bosworth – Trivett Family

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

RESOLVED – Leicestershire County Council be advised that this authority has no objection to the proposal subject to the nine points in the concluding paragraph of the report.

- (p) 11/00100/CONDIT – Variation of condition 2 of planning permission 10/00847/FUL, Flude House, Rugby Road, Hinckley – Westleigh Developments Ltd

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

RESOLVED – the application be permitted subject to the conditions contained within the officer's report and late items.

- (q) 11/00117/EXT – Extension of time for extant planning permission 08/00344/FUL for erection of an industrial unit, Lorry Park, Stokes Industrial Park, Merrylees Road, Desford – Mr Nick O'Donnell

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 and late items.

551 LOCAL REQUIREMENTS FOR VALIDATING PLANNING APPLICATIONS (P57)

Members received a report which sought approval on the revisions to local requirements for validating planning applications, following consultation.

A Member expressed concern with regard to expecting members of the public to view planning applications on the website due to some areas having poor coverage. Officers suggested putting a copy in Parish Council offices and Members were happy with this.

On the motion of Mr O'Shea, seconded by Mr Nichols it was

RESOLVED –

- (i) approval be given to commence consultation before the end of April 2011 on the proposed list of local requirements for the validation of planning applications;
- (ii) the Deputy Chief Executive (Community Direction) be given delegated authority to make minor changes to, and then adopt, the validation requirements following consultation.

552 APPEALS LODGED AND DETERMINED (P58)

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

RESOLVED – the report be noted.

553 APPEALS – PROGRESS (P59)

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

RESOLVED – the report be noted.

(The meeting closed at 9.43pm)