

HINCKLEY AND BOSWORTH BOROUGH COUNCIL

PLANNING COMMITTEE

27 APRIL 2011 AT 6.30 PM

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

Mr JG Bannister, Mr CW Boothby, Mr JC Bown, Mr MB Cartwright, Mr WJ Crooks, Mr DM Gould, Mrs A 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 was also in attendance.

Officers in attendance: Mr J Hicks, Ms C Horton, Miss R Owen, Mr M Rice and Mr S Wood.

587 APOLOGIES

Apologies for absence were submitted on behalf of Mrs Aldridge and Mr Hall with the substitution of Mr Cartwright for Mr Hall authorised in accordance with Council Procedure Rule 4.1.

588 MINUTES (P60)

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

RESOLVED – the minutes of the meeting held on 29 March 2011 be confirmed and signed by the Chairman.

589 DECLARATIONS OF INTEREST

Ms Witherford declared a personal interest in application 11/00046/FUL.

Mr Gould declared a personal and prejudicial interest in application 11/00110/FUL but requested permission to speak on the application before leaving the Chamber.

Mr Bannister, Mr Cartwright, Mr Crooks, Mr Gould, Mrs Hall, Mr Inman, Mr Mayne, Mr Nichols and Ms Witherford declared a personal interest in application 11/00181/FUL.

590 DECISIONS DELEGATED AT PREVIOUS MEETING

The Head of Planning reported that the decision on application 11/00063/OUT, which had been delegated at the meeting on 29 March 2011, had not yet been issued.

591 TOWN AND COUNTRY PLANNING ACT 1990 - APPLICATIONS TO BE DETERMINED (P61)

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) 11/00132/FUL – Change of use from residential (C3 use) to dispensing pharmacy (Sui Generis use) and extension to property, 42 Hill Street, Hinckley – Mr Gulam J Nabi

It was reported that this application had been withdrawn from the agenda.

- (b) 10/00994/FUL – Travellers site for two mobile homes and two transit caravans and erection of a toilet / laundry room, Land adj Hissar House Farm, Leicester Road, Hinckley – Mr C Price

It was reported that this application had been withdrawn from the agenda.

- (c) 11/00046/FUL – Mixed use development comprising light industrial (B1c) storage and distribution (B8) and retail warehousing (A1) with associated parking and access, Jarvis Porter, Coventry Road, Hinckley – Invista Foundation Hinckley Ltd

Whilst generally in support of the officer's recommendation that they approve the application, Members requested an additional condition requiring details of the landscaping scheme to be brought back to the committee. On the motion of Ms Witherford, 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 conditions contained in the officer's report and late items, the abovementioned additional condition, there being no objection from the Highway Authority, 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 transportation facilities and the provision and maintenance of landscaping. Failure to do so by 28 April 2011 might result in the application being refused.

- (d) 11/00110/FUL – Formation of a paved garden and chess set including the erection of a gazebo, George Ward Centre, Church Lane, Barwell – Mrs Eileen Hemsley

Having declared a prejudicial interest in this application, Mr Gould spoke as ward councillor and left the meeting at 6.51pm.

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.

- (e) 11/00178/FUL – Demolition of existing detached garage and erection of single storey dwelling, 86 Leicester Road, Hinckley – Mr Alan Makin

Mr Gould returned to the meeting at 7.00pm.

Attention was drawn to a typographical error throughout the report and it was reported that reference to numbers 94, 96 & 98 Leicester Road should be 84, 86 & 88 Leicester Road.

Members expressed concern with regard to drainage, the use of gravel on the driveway, permitted development rights and hedgerows. It was requested that conditions be added requiring that the drainage plans be shared with Members before commencement, that permitted development rights be removed including for erection of garages, that the driveway be constructed of a permeable material excluding gravel and that a scheme to protect the hedgerows be agreed.

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

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

- (f) 11/00190/GDOT – Streetworks monopole supporting antennas to provide 3G radio service for Vodafone and Telefonica O2 also ground based equipment cabinet, Hinckley Road Burbage – Vodafone UK & Telefonica O2

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

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

- (g) 11/00211/FUL – Erection of agricultural building, Charnwood Poultry Ltd, Merrylees Road, Thornton – Mr Stephen Hay

Mr Bray left the meeting at 7.32pm.

Members expressed concern with regard to the application and to ensuring the conditions were enforced. It was requested that a

condition be included to limit the hours of delivery to 8am to 6pm. It was moved by Mr Crooks, seconded by Mr Bannister and

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

Messrs Boothby and O'Shea left the meeting at 8.02pm.

- (h) 11/00224/FUL – Erection of four dwellings, 9 Spa Lane, Hinckley – Mr Frank Downes

Mr Gould left the meeting at 8.03pm.

Members felt that the house proposed for plot one was too close to no. 11 Spa Lane and that a two-storey house was inappropriate for this position. It was agreed that a condition be added that plot one is moved further away from no. 11 Spa Lane or is a bungalow.

RESOLVED – subject to an agreement under Section 106 of the Town and Country Planning Act 1990 and Section 111 of the Local Government Act 1972 to provide off-site financial contributions towards play and open space, the Deputy Chief Executive (Community Direction) be granted delegated powers to grant planning permission subject to the conditions contained in the officer's report and the abovementioned additional condition.

- (i) 11/00058/EXT – Extend the time limit for implementation of the extant planning permission (08/00037/FUL), Land between Upper Bond Street, Druid Street and Neale's Yard, Hinckley – Mr Terry Poulton

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

RESOLVED – subject to 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 and financial contributions towards play and open space, the Deputy Chief Executive (Community Direction) be granted delegated powers to grant planning permission subject to the conditions contained in the officer's report, as amended in the late items. Failure to complete the said agreement by 28 April 2011 might result in the application being refused.

- (j) 11/00070/FUL – Erection of agricultural building, Linton Farm, Merrylees Road, Thornton – Mr Mr Andrew Pickup

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

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

- (k) 11/00082/REM – Approval of reserved matters for a residential development consisting of 132 dwellings and associated works, North Warwickshire and Hinckley College, London Road, Hinckley – Mr Darren Pratt

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

RESOLVED – the application be permitted subject to no significant material objections being received prior to the expiry of the consultation period on 18 April 2011 and subject to the conditions contained in the officer's report and late items.

Messrs Boothby and O'Shea left the meeting at 8.39pm.

- (l) 11/00159/FUL – Erection of one new dwelling, Land R/O 1 Thurlaston Lane, Earl Shilton – Mr & Mrs Ian Sands

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.

- (m) 11/00181/FUL – Extensions and alterations to dwelling, 12 Salisbury Road, Burbage – Mr Keith Lynch

On the motion of Mr Sutton, seconded by Ms Witherford, it was

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

- (n) 11/00197/FUL – Change of use from warehouse to educational use (use class D1) and minor alterations to building, Unit A Nuffield Road, Hinckley – Mr Andrew Crowter

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

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

- (o) 11/00207/DEEM – Variation of conditions 1 and 5 of planning permission 10/00195/DEEM relating to materials and drawing details, Land adj 7 Alexander Gardens, Hinckley – HBBC

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

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

- (p) 11/00222/CONDIT – Variation of condition nos 3, 15 and 16 of planning permission 09/00922/FUL to carry out the development in accordance with alternative plans and details, Moat House, New Road, Burbage – Adept Care Ltd

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

RESOLVED – subject to 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 and maintenance of public play and open space facilities, health, highways and library requirements by 23 June 2011, the Director of Community and Planning Services 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 23 June 2011 might result in the application being refused.

- (q) 11/00249/FUL – Erection of agricultural workers dwelling and detached garage, land adjacent New House Farm, Stapleton Lane, Dadlington – Mr Martin Morris

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

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

592 APPEALS LODGED AND DETERMINED (P62)

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

RESOLVED – the report be noted.

593 APPEALS – PROGRESS (P63)

A schedule was submitted indicating the stages that various appeals against planning decisions had reached. It was noted that the appeal with regard to 287 Brookside, Burbage, had been withdrawn, and the appeal regarding 8 Mill Lane, Earl Shilton, had been dismissed.

RESOLVED – the report be noted.

(The meeting closed at 8.50pm)