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Hinckley & Bosworth  
Borough Council

**Bill Cullen** MBA (ISM), BA(Hons) MRTPI  
*Chief Executive*

**Date: 20 September 2023**

**To: Members of the Planning Committee**

Cllr MJ Crooks (Chair)	Cllr C Gibbens
Cllr J Moore (Vice-Chair)	Cllr CE Green
Cllr CM Allen	Cllr E Hollick
Cllr RG Allen	Cllr KWP Lynch
Cllr CW Boothby	Cllr LJ Mullaney
Cllr SL Bray	Cllr H Smith
Cllr MA Cook	Cllr BR Walker
Cllr DS Cope	Cllr A Weightman
Cllr REH Flemming	

Copy to all other Members of the Council

(other recipients for information)

Dear Councillor,

Please see overleaf a Supplementary Agenda for the meeting of the **PLANNING COMMITTEE** on **TUESDAY, 19 SEPTEMBER 2023** at **6.30 pm**.

Yours sincerely

A handwritten signature in black ink, appearing to read 'R Owen'.

Rebecca Owen  
Democratic Services Manager

**SUPPLEMENTARY AGENDA**

7. **22/00277/OUT - LAND EAST OF THE WINDMILL INN, BRASCOTE LANE, NEWBOLD VERDON**

Proposed development of up to 239 dwellings (outline application – access only).

Late items received after preparation of main agenda:

**Consultations:-**

Two further objections have been received since the publication of the agenda. The objections are summarised below;

- DM17 – Highways and Transportation Brascote Lane is a residential lane and is used by a great number of people on foot especially now the pavement to the Windmill Pub has been established. It also already suffers from speeding cars (especially on race days from Mallory Park). If the development goes ahead that is an additional potential of 478 cars using the Lane at peak times (ie 7-9.30hrs and 15.00 – 18.00hrs) also the junctions at both ends are hazardous especially the blind one at Kirby Mallory where at the junction of Bosworth Road / Newbold Road/Main street an articulated vehicle demolished part of a dwelling trying to enter Newbold Road and causing the road to be closed for many hours. This is the route most suppliers to the site would use. Also there is no bus service so school time/ work time AM and PM traffic from the new development would be unbelievably high.
- DM4 -Safeguarding the countryside and settlement Separation From the plans I have seen this development will be built outside the current settlement and away from essential services of the village.
- DM9 -Safeguarding Natural and Semi Natural Open Spaces The development field is on a large area of arable land that both in the past and present is prone to flood. The area also has a significant population on nesting birds and mammals. Many twitchers constantly use the lane to view birds with the lakes on either side and the large areas of arable land.
- Newbold Verdon is not going to be correctly represented at this meeting.

**Recommendation:-**

- Condition 27 is to be removed from the officer report as it is a replica of Condition 16.

*“No development shall commence on the site until such time as a construction traffic management plan, including as a minimum details of the routing of construction traffic, wheel cleansing facilities, vehicle parking facilities and a timetable for their provision, has been submitted to*

*and approved in writing by the local planning authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.*

**Reason:** *To reduce the possibility of deleterious material (mud, stones etc) being deposited in the highway and becoming a hazard for road users, and lead to on-street parking problems in the area in accordance with Policy DM17 of the Site Allocations and Development Management Policies DPD.”*

9. **21/01146/FUL & 22/00563/LBC - MOORES ARMS, 6 ORTON LANE, NORTON JUXTA TWYCROSS**

Application for partial demolition and change of use of a former public house (grade II listed) into one dwellinghouse. Demolition of associated outbuilding. Construction of two new dwellings and associated garages.

Late items received after publication of main agenda:

One further objection has been received from CAMRA since the publication of the agenda. The objection is summarised below:

CAMRA (Paragraph 8.7):

I fail to see how the planning officer can conclude that the pub is unviable when no evidence has been put forward to support that statement. In addition, to say that The Moores Arms is not a community facility in Local Plan terms is factually incorrect. The explanatory text to Policy DM25 clearly states that public houses in rural areas are considered to be Community Facilities. As the pub has not been used for any other purpose since it was closed down it still retains this potential community asset. In addition, Policy CLT02 of the emerging Local Plan proposes to strengthen the protection of public houses, particularly in rural areas, in line with more up to date Central Govt. Guidance in the NPPF. The application is contrary to adopted and emerging Local Plan policies and the need to maintain sustainable communities.

10. **23/00455/FUL - LAND SOUTH-EAST OF DAWSONS LANE, BARWELL**

Application for change of use of land to provide a dog day care facility and associated fence.

This item has been withdrawn from the agenda.

11. **22/00224/FUL - LEICESTER ROAD FOOTBALL CLUB, LEICESTER ROAD FOOTBALL GROUND, LEICESTER ROAD, HINCKLEY**

Proposed development of a multi-use games area with associated floodlighting and fencing.

Late items received after publication of main agenda:

A letter was received from Marrons (agent) on 21 August in support of the proposal. A draft community agreement has also been submitted. Members had sight of these prior to the meeting.

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