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



**Hinckley & Bosworth
Borough Council**

Date: 08 October 2025

To: Members of the Planning Committee

Cllr MJ Crooks (Chair)	Cllr C Gibbens
Cllr J Moore (Vice-Chair)	Cllr SM Gibbens
Cllr CM Allen	Cllr CE Green
Cllr RG Allen	Cllr KWP Lynch
Cllr SL Bray	Cllr LJ Mullaney
Cllr MA Cook	Cllr H Smith
Cllr DS Cope	Cllr BR Walker
Cllr REH Flemming	Cllr R Webber-Jones

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, 7 OCTOBER 2025** at **6.30 pm**.

Yours sincerely

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

Rebecca Owen
Democratic Services Manager

SUPPLEMENTARY AGENDA

8. 25/00523/FUL - WIGGS FARM, WOOD ROAD, NAILSTONE

Application for the erection of a B8 distribution hub with ancillary offices, quality control office and canopy, maintenance units, gatehouse, associated infrastructure and landscaping.

Late items received after preparation of agenda:

Amendment to the wording of Condition 7 to add further detail to the extent of Woodland Planting and measures to be taken should replacement be required:

7. Prior to the commencement of development full details of the 0.44ha of native woodland planting (National Forest planting) to include species, tree size, density, method of protection and a scheme of implementation shall be submitted to and approved in writing by the Local Planning Authority. The native woodland planting shall then be provided in accordance with the approved details. Should any tree become diseased, be removed or die within 10 years of planting, an equivalent tree shall be planted and retained for at least the same period.

Reason: To ensure that the National Forest Planting requirement is met in the interests of the visual amenities of the area and biodiversity in accordance with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), Policy 21 of the adopted Core Strategy (2009) and paragraph 136 of the National Planning Policy Framework (2024).

Revised LCC Drainage response received 02.10.25. No objection subject to four additional conditions (to be added to the decision notice):

36. No development approved by this planning permission shall take place until such time as a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The development must be carried out in accordance with these approved details and completed prior to first occupation.

Reason: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site.

37. No development approved by this planning permission shall take place until such time as details in relation to the management of surface water on site during construction of the development has been submitted to and approved in writing by the Local Planning Authority. The construction of the development must be carried out in accordance with these approved details.

Reason: To prevent an increase in flood risk, maintain the existing surface water runoff quality, and to prevent damage to the final surface water management systems through the entire development construction phase.

38.No occupation of the development approved by this planning permission shall take place until such time as details in relation to the long-term maintenance of the surface water drainage system within the development have been submitted to and approved in writing by the Local Planning Authority. The surface water drainage system shall then be maintained in accordance with these approved details in perpetuity.

Reason: To establish a suitable maintenance regime that may be monitored over time; that will ensure the long-term performance, both in terms of flood risk and water quality, of the surface water drainage system (including sustainable drainage systems) within the proposed development.

39.No development approved by this planning permission shall take place until such time as infiltration testing has been carried out (or suitable evidence to preclude testing) to confirm or otherwise, the suitability of the site for the use of infiltration as a drainage element, has been submitted to and approved in writing by the Local Planning Authority.

Reason: To demonstrate that the site is suitable (or otherwise) for the use of infiltration techniques as part of the drainage strategy.

Revised LCC Ecology comments have been received on 06.10.25. Minor amendments are required to the BNG metric, and further information is required regarding skylark mitigation. Officers consider that these can be dealt with prior to the issuing of the decision notice and the recommendation for approval is amended to also be subject to:

- That the Assistant Direct Planning and Regeneration is satisfied that the Biodiversity Net Gain matters are satisfactorily resolved

Paragraph 6.3 amendment: North West Leicestershire District Council have retracted their objection on 24.09.25 with the following statement:

“Further to the District Council’s previous comments, the District Council wishes to clarify its comments on the application. The District Council withdraws its previous objection to the application, and as per its comments of 22 September 2025, its concerns regarding highway impacts and noise impacts have been addressed. The District Council is currently undertaking transport modelling work in respect of the emerging North West Leicestershire Local Plan, which will need to factor in this particular site. Should planning permission be granted, the Council asks that information regarding floorspace, employee numbers and assumed trip rates for all vehicles together with any assumptions regarding public transport and cycling and walking is shared with the Council as soon as possible to ensure that it is factored in. Similarly, the Council will share any information regarding land that is proposed in the emerging North West Leicestershire Local Plan to inform any transport modelling which the Borough Council may undertake to support its emerging Local Plan. In this way we can ensure that there is a consistent evidence base to support both emerging Local Plans.”

Three additional objections have been received since the Committee Report was published, outlining the following concerns:

- Environmental impacts on Bagworth
- Congestion on Station Road
- Removal of 28 bus service limits alternative modes of transport for employees
- Concern for HGVs driving through Bagworth
- Light pollution
- Additional noise and traffic pollution.

9. **24/01158/OUT - LAND OFF BRASCOTE LANE, NEWBOLD VERDON**

Outline application of up to 135 dwellings with associated landscaping, open space, drainage infrastructure and associated works (all matters reserved except for access).

Late items received after preparation of main agenda:

Change condition 1 to amend the standard time condition (from 18 months to three years) for Outline Planning Permission for Major Dwellings Applications and the timescales for subsequent Reserved Matters applications to be submitted, and development then to be begun. This would allow additional time for the submission of the Reserved Matters application, and would ensure consistency with recent Major Outline Permissions:

1. Application for the approval of reserved matters shall be made within three years from the date of this permission and the development shall be begun not later than two years from the date of approval of the last of the reserved matters to be approved.

Reason: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

Error in paragraph 8.26 “up to 126 dwellings” should be “up to 135 dwellings”.

Paragraph 8.63: The proposed traffic calming scheme will now be delivered as part of the
Reserved Matters application (subject to the decision of planning committee).

Condition 3: add Access drawing “T24516.001 Rev B” to approved plans.