

# Public Document Pack

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



**Hinckley & Bosworth  
Borough Council**

**Date: 03 December 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
	(1 vacancy)

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, 2 DECEMBER 2025** at **6.30 pm**.

Yours sincerely

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

Rebecca Owen  
Democratic Services Manager

## PLANNING COMMITTEE - 2 DECEMBER 2025

### SUPPLEMENTARY AGENDA

#### 7. **25/00542/FUL - TROUT PONDS FARM, TWYCROSS ROAD, SHEEPY MAGNA**

Application for change of use of existing livery buildings to storage and distribution (use class B8) and formation of hardstanding area for agricultural use.

Late items received after preparation of main agenda:

#### **Outstanding Ecology Matters**

1. On 01 December 2025, Leicestershire County Council's Ecology Department confirmed that they were still not satisfied that appropriate information with regard to mandatory biodiversity net gains has been supplied for the application prior to its determination. The Ecology Department has requested that further information is submitted in relation to the historic ecological degradation of the site and the assessment and associated justification of the baseline habitats.
2. The resolution of these matters is unlikely to result in significant amendments but may result in changes to the red line site boundary, amendments to the planning conditions and the potential introduction of a Section 106 agreement to secure Biodiversity Net Gain matters.
3. The Officer Recommendation is therefore still to grant planning permission, but slightly amended (in bold) so that it is now subject to:
  - Planning conditions detailed at the end of this report; and
  - If necessary, a Section 106 Legal Agreement to secure BNG matters; and
  - That the Head of Planning be given powers to determine the final detail of planning conditions and legal agreement; and
  - Leicestershire County Council's Ecology Department confirming that it is satisfied with the submitted details.
4. No further late items have been received.

#### 8. **25/00775/OUT - 223A MAIN STREET, THORNTON**

Outline application for the demolition of all existing buildings and structures and erection of a self-build dwelling (all matters reserved except access and layout).

Late items received after preparation of main agenda:

On 21 November, the Applicant submitted a signed and dated Unilateral Undertaking, which is required to secure Custom Self-Build Dwellings.

This is yet to be reviewed by the Local Planning Authority.

#### 9. **25/00566/FUL - WESTFIELD COMMUNITY CENTRE, ROSEMARY WAY, HINCKLEY**

Application for change of use from a community facility (use class F2) to a special educational needs (SEN) school falling within use class F1.

Late items received after preparation of the main agenda:

Following further discussion with the applicant, an additional condition is proposed to secure existing pedestrian routes between Westfield Infant and Junior schools and Rosemary Way:

Prior to the first operational use of the hereby approved development, a revised parking plan illustrating unobstructed pedestrian access between the development site, Westfield Infant and Junior schools and Rosemary Way shall be submitted to and approved in writing by the Local Planning Authority.

**Reason:** To ensure that pedestrian accessibility remains unobstructed by the proposal in the interest of general highway safety and in accordance with Policy DM17 of the adopted Site Allocations and Development Management DPD (2016).

This page is intentionally left blank