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Hinckley & Bosworth
Borough Council

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

Date: 14 January 2026

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, 13 JANUARY 2026** at **6.30 pm**.

Yours sincerely

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

Rebecca Owen
Democratic Services Manager

PLANNING COMMITTEE - 13 JANUARY 2026

SUPPLEMENTARY AGENDA

2025 NATIONAL PLANNING POLICY FRAMEWORK CONSULTATION

On 16 December 2025 the Government launched its consultation on a revised National Planning Policy Framework (NPPF). Officers will be considering the draft in the coming weeks and the deadline for responses is 10 March 2026.

While these announcements resulted in immediate changes to the methodology of viability assessments, most other changes do not come into effect until the new NPPF is published later this year, following this consultation. The NPPF consultation does propose Development Management policies, new to this NPPF, however these are both currently part of the public consultation and considered at this stage to be non-statutory if implemented at a later date. There are no changes relevant to the decision-making of the applications at this agenda.

7. **25/00347/FUL - THE WHITE SWAN, 47 HIGH STREET, STOKE GOLDING**

Application for extension to existing public house, change of use of existing garden land for glamping use and associated works.

Late items received after publication of agenda:

Amended Conditions

Since publication of the report several amendments have been made to the proposed planning conditions, the updated condition list is provided below

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:
 - Site Location Plan, Drg No. 24 079 DL0101 P1 (submitted: 31.03.2025)
 - Site Plan as Proposed, Drg No.24.079 DK0001 P3 (submitted: 23.10.2025)
 - Site Plan as Proposed Detail, Drg No. 24.079.DK0002 P5 (submitted: 23.10.2025)
 - Proposed Cellar Floor Drg No.24.079.DK0005 P1 (submitted: 31.03.2025)
 - Proposed Ground Floor Drg No.24.079.DK0003 P1 (submitted: 31.03.2025)
 - Proposed First Floor Drg No.24.079.DK0004 P1 (submitted: 31.03.2025)
 - Proposed Elevations (East and South)- Drg No.24.079.DK0006 P1 (submitted: 31.03.2025)
 - Proposed Elevations (West and North) -Drg No.24.079.DK0007 P1 (submitted: 31.03.2025)
 - Proposed Floor Plans and Elevations Kitchen/Shower and Bar/WC Drg

No.24.079.DK0009 P1 (submitted: 31.03.2025)

- Proposed Floor Plans and Elevations, Tents, Dining Dome, Bin and Cycle Store Drg No.24.079.DK0010 P2 (submitted: 08.08.2025)

Reason: To ensure a satisfactory form of development in accordance with Policies DM1 and DM10 of the Site Allocations and Development Management Policies Development Plan Document (2016).

3. No development above slab level shall commence on site until representative samples of the types and colours of materials to be used on the external elevations of the buildings hereby permitted have been deposited with and approved in writing by the Local Planning Authority, thereafter the scheme shall be implemented in accordance with those approved materials.

Reason: To ensure that the development has a satisfactory external appearance and preserves the special interest of the site in accordance with the requirements of Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policies DM11 and DM12 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and the National Planning Policy Framework (2024).

4. No development above slab level shall commence on site until a schedule of hard and soft landscaping works, including boundary treatments, for the site, including an implementation scheme, has been submitted in writing and approved in writing by the Local Planning Authority. The scheme shall thereafter be carried out in full accordance with the approved landscaping scheme.

The soft landscaping scheme shall be maintained for a period of five years from the date of planting. During this period any trees which die or are damaged, removed or seriously diseased shall be replaced by trees or shrubs of the same size and species as those originally planted unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policies DM4, DM10, DM11 and DM12 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016)..

5. Prior to bringing the extension into use a scheme for ventilation of the premises, which shall include installation method, maintenance and management, will be submitted to and agreed in writing with the Local Planning Authority.

The approved scheme shall be implemented in accordance with the agreed details before the premises are first brought into use for the development hereby approved and maintained in use thereafter.

Reason: To ensure that the development does not result in unacceptable odour or noise impacts which would cause unacceptable harm to amenity in accordance with Policies DM7 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and the National Planning Policy Framework (2024).

6. Prior to bringing the extension into use a scheme for protecting neighbouring residential dwellings from noise from the ventilation system will be submitted to and approved in writing by the Local Planning Authority.

All works which form part of the scheme shall be completed before the permitted development first comes into use.

Reason: To ensure the development does not result in unacceptable noise issues which would cause unacceptable harm to amenity in accordance with Policy DM10 of the Site Allocations and Development Management Policies Development Plan Document (2016).

7. Details of any external lighting of the site shall be submitted to, and approved in writing by, the Local Planning Authority prior to development above slab level. This information shall include a layout plan with beam orientation and a schedule of equipment proposed in the design (luminaire type, mounting height, aiming angles and luminaire profiles).

The lighting shall be installed, maintained and operated in accordance with the approved details.

Reason: To ensure a satisfactory form of development that creates safe places while ensuring there are no unacceptable impacts to amenity, and in order to protect the protected wildlife species and their habitats that exist on site in accordance with Policies DM1, DM6, and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and Paragraph 135 of the National Planning Policy Framework.

8. Prior to coming into use, a noise management plan shall be submitted to and agreed by the Local Planning Authority on the management of noise from both the external areas of the pub and the glamping site.

The use shall be operated in accordance with the approved plan at all times.

Reason: To protect the amenities of the occupiers of neighbouring residential properties from unsatisfactory noise and disturbance in accordance with Policies DM7 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

9. There shall be no bonfires permitted on the site.

Reason: To protect the amenities of the occupiers of neighbouring residential properties from unsatisfactory disturbance in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

10. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Site Plan

as Proposed Detail, drawing number 24 079 DK0002 P5. Thereafter the onsite parking and turning provision shall be kept available for such use in perpetuity.

Reason: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally and to enable vehicles to enter and leave the site in a forward direction in the interests of highway safety and in accordance with the National Planning Policy Framework (2024).

11. The development hereby permitted shall not be occupied until such time as secure cycle parking is provided in accordance with details submitted in writing and agreed to in writing by the Local Planning Authority. Therefore, the on-site cycle parking provision shall be kept available for such use(s) in perpetuity.

Reason: To promote travel by sustainable modes in accordance with Policy DM17 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and the National Planning Policy Framework (2024).

12. Prior to commencement a Non-Licensed Method Statement (NLMS) for Great Crested Newts, badger and reptiles shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development must be carried out in accordance with the approved NLMS.

Reason: To ensure a satisfactory form of development in accordance with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

13. No development shall take place (including ground works or vegetation clearance) until a Landscape and Ecological Management Plan (LEMP) has been submitted to and approved in writing by the Local Planning Authority. The LEMP shall include the following details:

- description and evaluation of the features to be created/enhanced
- aims and objectives of management
- appropriate management options for achieving aims and objectives
- prescriptions for management actions
- work schedule
- species/seed mixes to be planted/sown
- ongoing monitoring and remedial measures

The approved plan will be implemented in accordance with the approved details.

Reason: To enhance biodiversity and ensure a satisfactory form of development in accordance with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and the National Planning Policy Framework (2024).

14. The development shall not commence until a 30-year Habitat Monitoring and Management Plan (HMMP), prepared in accordance with an approved Biodiversity Gain Plan, has been submitted to and approved in writing by the local planning

authority. The approved HMMP shall be strictly adhered to and implemented in full for its duration and shall contain the following:

- a. Description and evaluation of the features to be managed;
- b. Ecological trends and constraints on site that may influence management;
- c. Aims, objectives and targets for management - links with local and national species and habitat action plans;
- d. Description of the management operations necessary to achieving aims and objectives;
- e. Preparation of a works schedule, including annual works schedule;
- f. Details and a timetable of the monitoring needed to measure the effectiveness of management;
- g. Details of the persons responsible for the implementation and monitoring;
- h. mechanisms of adaptive management to account for necessary changes in work schedule to achieve the required targets; and
- i. Details of methodology and frequency of monitoring reports to be submitted to the Local Planning Authority to assess biodiversity gain.

Reason: To enhance biodiversity in accordance with the National Planning Policy Framework and Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990.

15. No demolition/development shall take place/commence until written schemes of investigation (WSIs) for historic building recording and archaeological Attendance have been submitted to and approved by the local planning authority in writing. For land that is included within the WSIs, no demolition/development shall take place other than in accordance with the agreed WSIs, which shall include the statement of significance and research objectives, and;

- The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works.
- The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

Reason: To ensure satisfactory historic building survey, archaeological investigation and recording in accordance with Policy DM13 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

16. The holiday accommodation tents permitted herein shall be for holiday purposes only and shall not be used as the sole or main residence of the occupiers. No person shall occupy any part of the accommodation for a period exceeding four weeks. Furthermore, no person shall occupy the accommodation within a period of two weeks following the end of a previous period of occupation by that same period. The owners/operators of the holiday accommodation shall maintain an up-to-date register of the names and main home addresses of all the individual occupiers and shall make this information available for inspection within 7 days of any request in writing from the Local Planning Authority.

Reason: The site of the permission is outside of any area where planning

permission would normally be forthcoming for residential development and is permitted only for use for holiday purposes in the interests of contributing to tourism and the economy of the area and to ensure compliance with Policy DM4 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

8. **25/00515/OUT - LAND SOUTH OF BOSWORTH LANE, NEWBOLD VERDON**

Outline application for up to 200 dwellings, a shop (use class E(a)) of up to 108 sqm gross external area and provision of up to 0.5 hectares of school playing fields and sport pitches, together with landscaping, open space, infrastructure and other associated works (all matters reserved except for access).

Late items received after publication of agenda:

Planning Contributions

The approximate planning obligation total at paragraph 8.191 do not include the highway obligations, the approximate planning obligation total is £4,306,203.

On 12 January Leicestershire Police wrote to the Council reiterating their previous request for obligations totalling £89,888.29. Paragraph 8.190 of the report sets out Officer's views on this request, which are unchanged. The Council is seeking joint legal advice with other Local Authorities regard Police obligations and will continue to keep its position under review.

Amended Condition

Condition 5

The development shall be in general accordance with the submitted application details received by the Local Planning Authority as follows:

- Land Use Parameter Plan Dwg. No. 2508709.11.06 Rev B
- Indicative Framework Plan Dwg No. 250879.11.03 Rev K
- Landscape Strategy Dwg. No. 11573-FPCR-XX-XX-DR-L-0003 Rev. P09

Each reserved matters application shall include a statement identifying how the proposals are in general accordance with the above plans.

Reason: To ensure a satisfactory form of development and to ensure the quality of the proposed development is not materially diminished between permission and completion in accordance with Policies DM1 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and paragraph 140 of the National Planning Policy Framework (2024).

9. **25/00902/FUL - PINEHOLLOW BARN, STOKE LANE, HIGHAM ON THE HILL**

Application for siting of four static caravans and two touring caravans for residential use and conversion of the existing barn into a day room.

Late items received after publication of agenda:

1. Since the publication of the Committee Report, two further responses from members of the public have been received in objection to the planning application. The reasons for these objections included animal welfare and associated highway safety concerns, and harm to the countryside and the setting of Canterbury House. One member of the public requested that the Applicant submitted a comprehensive Fire Safety Risk Assessment and that consultation was undertaken with Leicestershire Fire and Rescue Service.

Case Officer Comments:

Leicestershire Fire and Rescue Service were consulted on the planning application, but no response was received. Fire safety concerns are controlled by legislation outside of the planning process including the Caravan Site and Control of Development Act 1960, the Regulatory Reform (Fire Safety) Order 2005, the Fire Safety Act 2021 and the Fire Safety (England) Regulations 2022.

The planning application does not include any animals. Animal welfare is also protected by legislation outside of the planning process such as the Animal Welfare Act 2006. Should any member of the public have concerns with animal welfare, it is recommended that they contact the RSPCA, the Animal and Plant Health Agency, or Leicestershire Police.

2. The Officer Recommendation is still recommended for approval, subject to the outstanding ecology matters being addressed to the satisfaction of the Leicestershire County Council's Ecology Department.
3. No further late items have been received.