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



Date: 12 February 2026

**Hinckley & Bosworth
Borough Council**

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, 10 FEBRUARY 2026** at **6.30 pm**.

Yours sincerely

Handwritten signature of Rebecca Owen.

Rebecca Owen
Democratic Services Manager

PLANNING COMMITTEE - 10 FEBRUARY 2026

SUPPLEMENTARY AGENDA

8. 25/00700/FUL - 215 LEICESTER ROAD, FIELD HEAD

Application for works to include resurfacing and the installation of lighting columns to the existing access track from Leicester Road to the adjacent land (which is subject to a planning application for residential development under Charnwood Borough Council reference P/22/1031/2) for the use of pedestrians and cyclists, with retained vehicular access for the existing residential property (removal of CCTV from description).

Late items received after preparation of agenda:

Additional representations have been received regarding several matters in relation to application 25/00700/FUL:

PART A – FACTUAL AND CONTEXTUAL ERRORS: The Committee Report states that the site lies within Markfield. This is factually incorrect. The site lies within Field Head, which is a hamlet, not a town or village centre. This distinction is material in planning terms.

Officer comment: The Committee Report confirms that the application site lies within the defined settlement boundary of Markfield, which is factually correct as per the adopted Site Allocations and Development Management Policies DPD.

PART B – FAILURE TO MEET THE GOOD DESIGN GUIDE AND DM10: Over-Urbanisation and Poor Contextual Design

Officer comment: The existing track largely consists of hardstanding at present, and the introduction of asphalt would not alter its appearance to an unacceptable degree. The proposed lighting columns are downlit and unimposing with regard to their quantum and scale.

PART C – INCORRECT BASELINE LIGHTING ASSESSMENT

Officer comment: Markfield Lane is adjacent to Leicester Road and features lighting columns in close proximity to the site (less than 20m). Whilst there may be inaccuracies in the baseline, the report confirms that there would be no unacceptable levels of light pollution to neighbouring dwellings, and Officer consider that the design of the columns is acceptable in this context. This has been verified by the Environmental Health Team at HBBC.

PART D – FAILURE TO MEET ADOPTED HIGHWAY AND LIGHTING STANDARDS

Officer comment: The conclusion section of the Technical Report confirms that “Through careful design and mitigation, this Lighting Strategy ensures the lighting installation at the proposed development will be in accordance with British Standards, Guidance and Local Policy of both LPA’s previously mentioned”. The

HBBC Environmental Health Team has no objections to the conclusions in the report or the proposal in its entirety.

PART E – MISCHARACTERISATION OF THE ACCESS AND RIGHTS OF WAY

Officer comment: The Local Highway Authority has no objection to the proposal subject to conditions, which include the obligation not maintain a suitable width, gradient and materials for the track, and measures to prevent vehicles from the approved development to the north from accessing the track.

PART F – WIDTH, MEASUREMENTS AND FIXED OBSTRUCTIONS

Officer comment: As above.

PART G – SAFETY, CHILDREN AND CRIME

Officer comment: The Designing Out Crime Officer has no objections and refers to the positive measure of adding lighting to the path. Concerns regarding the narrowness of the path are raised, however the width of the path is to be maintained as per the Conditions imposed by the LHA, who have no objections regarding the safe passing of vehicles, cyclists and pedestrians.

APPLICATION 24/01083/ADV – REFUSAL OF PLANNING PERMISSION FOR LED ADVERTISEMENT AT 232A LEICESTER ROAD, FIELD HEAD

Officer comment: This proposal is materially different to the application before us as it proposed a large illuminated advertisement sign fronting Leicester Road. 25/00700/FUL proposed 1m lighting posts with downlighting in the interests of safety for pedestrians and cyclists, and is not considered to cause any unacceptable harm to the design and character of the area.

HBBC officer response to Leicestershire Police Designing Out Crime Officer response (06.05.2025):

The Designing Out Crime Officer refers to the current absence of lighting and CCTV coverage on the footpath. This proposal would include lighting provision and the recently approved outline permission P/22/1031/2 includes a condition for a CCTV scheme to be prepared where the site meets the path/cycle way, along with a boundary treatment and gated access.

Concerns are raised regarding the sustainability benefits of the proposal, maintenance responsibilities, and the fact that most amenities are located some distance from the wider site and footpath. It is the responsibility of Officers to ensure that suitable alternative modes of transport are available to future residents of the development. Whilst the path may not be practical to all users, it would provide an essential pedestrian and cycle link for residents who do not wish to use, or do not have access to, a motor vehicle. In planning and sustainability terms, the formalisation of this route is an improvement for pedestrians.

Concerns are also raised regarding the narrowness of the lane and potential safety

risks posed for footpath users. The width of the path has been assessed by LCC Highways and a condition has been recommended to ensure a suitable width is maintained in perpetuity.

Reference is made to the limited natural surveillance of the path due to the positioning of plots. P/22/1031/2 is an outline approval with all matters reserved. A future reserved matters application will consider the layout and positioning of plots to ensure that this part of the site relates well to the surrounding development in terms of natural surveillance.