



Date: 02 September 2015

Hinckley & Bosworth
Borough Council

A Borough to be proud of

To: **Members of the Planning Committee**

Mr R Ward (Chairman)	Mrs J Kirby
Mr LJP O'Shea (Vice-Chairman)	Mr RB Roberts
Mr RG Allen	Mr SL Rooney
Mr Bessant	Mrs H Smith
Mr DC Bill MBE	Mr BE Sutton
Mrs MA Cook	Miss DM Taylor
Mrs GAW Cope	Ms BM Witherford
Mrs L Hodgkins	Ms AV Wright
Mr E Hollick	

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, 25 AUGUST 2015** at **6.30 pm**.

Yours sincerely

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

Rebecca Owen
Democratic Services Officer

SUPPLEMENTARY AGENDA

14. LATE ITEMS (Pages 1 - 4)

Late items to be read in conjunction with the above applications.

PLANNING COMMITTEE 25 AUGUST 2015
LIST OF LATE ITEMS RECEIVED AFTER PREPARATION OF MAIN AGENDA:

ITEM 07

15/00529/FUL

Mr Darren Price

Site:- Land East Of, Heath Road, Bagworth

Consultations:-

One letter of neighbour representation has been received raising the following issues:-

- a) works to the hedgerow have been undertaken in an untidy manor
- b) limited agricultural justification for the building
- c) building would represent unwarranted intrusion into the countryside
- d) development on the site shall be stopped and the site should be cleared of existing structures
- e) concerns over potential future uses of the site.

Appraisal:-

In relation to the additional matters raised within the letter of neighbour representation that are not considered in the report, the existing structures on site are immune from enforcement action, by virtue of the time they have been erected on the site. In addition, concern has been raised over potential future uses on the site. Alternative uses are not proposed at this stage and therefore can not be taken onto consideration in the determination of this application. The application must be considered in relation to its specific merits and on the information which has been submitted in its support.

ITEM 08

15/00714/COU

Horizon Care & Education Group Ltd

Site:- 45 Jackson Road, Bagworth

Consultations:-

A letter of objection received from Councillor O'Shea raises the following points:

- a) problems with parking in around the property
- b) one of the previous planning conditions stated that no meetings should take place within the property, however the owners of the property run a number of meetings.

Appraisal:-

Impact on Neighbouring Residential Amenity

A further objection has been received on the grounds that the proposal would result in an adverse impact on the amenities of occupiers of neighbouring properties from noise and disturbance, and additional traffic movements and increased on-street parking.

The application is located within a residential area and is a large six bedroom detached property, with four car parking spaces available for the property. There is a suitably worded condition recommended which states that there should be no more than seven people residing in the dwelling at any one time and there should be no more than four carers within the dwelling at any one time. This condition is to protect the amenities of neighbouring residents and to ensure there is adequate off street parking available in accordance with Policy BE1 and T5 of the adopted Hinckley and Bosworth Local Plan 2001.

This condition would ensure that no large scale meetings would take place at any one time and would also ensure that there is adequate off street car parking available.

Site:- 40D Ratby Lane, Markfield

Consultations:-

One further letter of objection has been received since the publication of the agenda. A summary of comments received:-

- a) the site is accessed from a privately owned shared drive, which is not adequate for an increase in traffic
- b) pedestrians walking out of the cul-de-sac will be exposed to additional danger in terms of traffic movement
- c) cars parking and turning within the cul-de-sac would be disruptive and cause increased noise
- d) the proposed use would change the character of the area to the detriment of the surrounding area
- e) would not be adequate off street car parking for staff and customers.

Appraisal:-

The above representations received have been considered and raise no new material issues that are not considered within the committee report.

Site:- Land To The Rear Of 122, Middlefield Lane, Hinckley

Consultations:-

Leicestershire County Council (Ecology) has raised no objection.

One letter of support has been received from the owner of part of the site on the grounds that the road is capable of supporting the additional dwellings, would not result in additional vehicles being parked in the road and that the proposal would not result in loss of value to neighbouring properties.

Appraisal:-

Leicestershire County Council (Ecology) has raised no objections to the application as there are no habitats of note within the site. They have however commented that it would be preferable to retain the boundary hedgerow to provide a wildlife corridor. Having considered these comments, given that protected species have not been identified and that this hedgerow could be removed without requiring prior consent from the Local Planning Authority, it is not considered justifiable to require the hedgerow to be retained.

The issues raised within the letter of support have been assessed within the main report.

Site:- Land To The Rear Of, 94 - 108 Hinckley Road, Barwell

Introduction:-

Following concerns raised about the design of the metal storage shed, amended plans have been received.

Consultations:-

No objection has been received from Leicestershire County Council (Highways).

Appraisal:-

The amended plans illustrate a secure building for the storage of maintenance equipment. Originally a storage container was proposed, however it was felt that this would have an industrial appearance and would be of poor design. As such, amended plans have been received which illustrate a metal storage shed. By virtue of its design, this building is now considered more in keeping with the character of the area and such structures are common place on allotments. Accordingly the revised details are considered acceptable and in accordance with Policy BE1 (a) of the Local Plan. Plans Condition 2 will be updated to reflect the amended details.

Recommendation:-

Condition 2 amended as follows:-

The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:- Location Plan @ 1:1250 scale; Block Plan @ 1:500 scale; Existing Site Plan @ 1:200 scale; Proposed Site Plan @ 1:200 scale; proposed elevations; Proposed General Arrangement received by the Local Planning Authority on 6 July 2015, 'Proposed Elevations of Storage Building' received by the Local Planning Authority on 20 August 2015.

ITEM 13

15/00430/FUL

Groby Ex-Servicemen's Club

Site:- Groby Ex-Servicemen's Club, 16 - 18 Leicester Road, Groby

Consultations:-

Councillor Cartwright has requested that an e-mail containing the following text is brought to the attention of Members of the Committee :-

"Despite a national trend of pubs and clubs closing the Groby Ex-Servicemen's Club has had extensive works already completed to improve the visitor experience and this application can only enhance the facility for Groby residents. Irrespective of the improvements mentioned in this application a refusal would still mean an application having to be submitted as the front wall of the building is bowing out and becoming a health and safety risk. I agree with the clubs sentiment in that having to rectify a serious issue with the building due to its age, improvements may be gained at the same time.

This along with the already approved by delegated powers a new disabled access ramp will see the future of this club being a positive one for all who use it and the working environment for the staff.

The club sits well alongside the Stamford Arms in that both facilities have seen very significant improvements in the last few years both offering a unique benefit to their users. They compliment each other in their offerings to customers rather than direct competition.

Whilst objections have been received to the initial plans the planning case officer (Mr Richard Wright) has done an excellent job in addressing these concerns with the amended plans before you tonight. This being the removal of the balcony and bi fold doors, a glazing scheme to reduce noise and non-opening windows etc.

I would like to record that Mr Wright has gone well above and beyond in his duties in listening to the resident's objections and trying to get the most suitable improvements to this application for the benefit of everyone.

In summary I completely support the application and urge members to do the same. The only potential for issues as a result would be that of increased users and noise issues. The amendments significantly address these along with the good running of the club by the management, being fully aware of their responsibility to restrict this.

Chairman in allowing me to address the committee with my comments I thank you".

PLANNING COMMITTEE
25 AUGUST 2015
SPEAKERS

Item	Application	Speaker(s)	Applicant/ objector
7	15./00529/FUL	Cllr Auckland Alex Statham	Objector Applicant
8	15/00714/COU	Linda Simpson Barry Eanetta	Objector Applicant
9	15/00186/COU	Keith Webster Andrea Bailey	Objector Applicant
10	15/00061/OUT	John Binns Gill Moore	Objector Applicant
11	15/00402/OUT	Richard Watson	Applicant
12	15/00736/FUL	Derek Oliver Aiden Lucas	Objector Applicant
13	15/00430/FUL	Simon Thompson (If not able to attend, Edward Pagett will speak)	Applicant