

# Public Document Pack

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

Date: 18 August 2020



**Hinckley & Bosworth  
Borough Council**

**To: Members of the Planning Committee**

Mrs MJ Crooks (Chairman)	Mr A Furlong
Mr DJ Findlay (Vice-Chairman)	Mr SM Gibbens
Mrs CM Allen	Mr E Hollick
Mr RG Allen	Mr KWP Lynch
Mr CW Boothby	Mrs LJ Mullaney
Mr SL Bray	Mr RB Roberts
Mr DS Cope	Mrs H Smith
Mr WJ Crooks	Mr BR Walker
Mr REH Flemming	

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, 18 AUGUST 2020** at **6.30 pm**.

Yours sincerely

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

Rebecca Owen  
Democratic Services Manager

**SUPPLEMENTARY AGENDA**

9. **20/00353/FUL - RESERVOIR INN, MAIN STREET, THORNTON**

Application for change of use of public house (Class A4) to five self contained flats (Class C3), alterations.

Late items:

**Consultations:-**

The Local Highway Authority have made further comment regarding ownership of land to the front of the proposed building.

**Appraisal:-**

The Local Highway Authority has confirmed that the area to the front of the building which comprises a fenced off area, steps and a low brick wall is within their ownership. The fenced off area was originally within the red line boundary however a revised site location plan and block plan has now been received removing this area from the red line boundary. Condition 2 has therefore been amended to reflect that change.

A further condition has been added requiring the proposed ground floor windows on the front elevation to be inward opening only. This is to prevent the windows opening onto highway land in the interests of highway and pedestrian safety.

Highways have requested that the land to the front is reinstated to highway verge. However as it is outside of the red line boundary and would not be necessary work to make the application acceptable it is not considered that adding an extra condition to that effect would be reasonable or enforceable in this case. This work will therefore need to be agreed between the Highway Authority and the applicant outside of the control of this application.

**Recommendation:-**

The comments from LCC Highways do not change the recommendation from the report, subject to the below additional and amended conditions.

Amend condition 2 to read as follows:

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 ref no. 1259.DM.20.001 Rev A received 17 August 2020

Amended proposed site plan ref no. 1259.DM.20.006 Rev D received 17 August 2020

Amended proposed elevations ref no. 1259.DM.20.007 received 18 June 2020

Amended proposed ground floor 1259.DM.20.004 received 18 June 2020

Amended proposed first floor 1259.DM.20.005 received 18 June 2020

**Reason:** To ensure a satisfactory form of development in accordance with Policies DM1 and DM10 of the adopted Site Allocations and Development Management

Additional condition as follows:

9. Notwithstanding the submitted plans, the proposed ground floor windows to the front elevation shall not open so to overhang the public highway and shall thereafter be maintained in perpetuity.

**Reason:** In the general interest of highway safety in accordance with Policy DM17 of the adopted Site Allocations and Development Management Policies DPD (2016) and Paragraphs 108 and 110 of the National Planning Policy Framework (2019).

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