

# Public Document Pack



Hinckley & Bosworth  
Borough Council

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

Date: 02 March 2021

**To: Members of the Planning Committee**

Cllr MJ Crooks (Chairman)	Cllr A Furlong
Cllr DJ Findlay (Vice-Chairman)	Cllr SM Gibbens
Cllr CM Allen	Cllr E Hollick
Cllr RG Allen	Cllr KWP Lynch
Cllr CW Boothby	Cllr LJ Mullaney
Cllr SL Bray	Cllr RB Roberts
Cllr DS Cope	Cllr H Smith
Cllr WJ Crooks	Cllr BR Walker
Cllr 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, 2 MARCH 2021** at **6.30 pm**.

Yours sincerely

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

Rebecca Owen  
Democratic Services Manager

**SUPPLEMENTARY AGENDA**

7. 20/01191/HOU - 59 CHURCH WALK, SHACKERSTONE

Application for two storey side & rear extension with front porch.

Late items received after publication of the main agenda:

**Consultations:-**

Comments have been received from a neighbour raising the following concerns on the amended scheme:

- 1) Character of the area
- 2) Misleading plans
- 3) Right of way
- 4)

**Appraisal:-**

The impact upon the character of the area has already been addressed in the officer report, paragraphs 8.2 to 8.24, with the scheme considered to be in accordance with Policies DM10, DM11 and DM12 of the development plan.

The submitted plans are considered to accurately show the proposed development site, and that the proposed plans of the application site are true and accurate.

The right of way would remain extant and unimpeded as shown on the plans and addressed in paragraph 8.36 of the officer report.

**Recommendation:-**

The recommendation remains unchanged from as set out on the agenda.

8. 19/00464/OUT - FACTORY UNITS, 23 WOOD STREET, HINCKLEY

Application for residential development of existing industrial site (outline – access, layout and scale only).

Late items received after preparation of main agenda:

**Introduction:-**

Following the publication of the committee report, an amended Concept Drawing has been received (Drg No: 19/28 07A).

**Appraisal:-**

Following the amendments made to the Concept Layout Plan which revise the siting of Block A, the Concept Drawing was not amended. The amendments made in the Concept Drawing now reflect the alterations made to the layout of the proposal. The Concept Drawing also includes details of the boundary wall and railings alongside Wood Street and so to the front of Block A.

### **Recommendation:-**

The recommendation contained in the Committee Report remains unaltered. However, Condition 3 should be amended to read:

3. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details as follows:
  - a) Site Location Plan Drg No: 19/28; Block Plan Drg No: 19/28 02 and Street Elevation Drg No: 19/28 06A received by the local planning authority on 14 June 2020
  - b) Concept Site Layout Drg No: 19/28 05E received by the local planning authority on 21 January 2021
  - c) Concept Drawing Drg No: 19/28 07A received by the local planning authority on 25 February 2021

**Reason:** To ensure a satisfactory form of development in accordance with Policies DM1, DM10, DM11 and DM12 of the SADMP (2016).

### 9. 20/01273/FUL - 142-144 FACTORY ROAD, HINCKLEY

Application for change of use from sui generis (betting shop) to sui generis (Thai massage parlour).

Late items received after preparation of main agenda:

### **Consultations:-**

One further objection has been received from a councillor regarding the following:

- 1) impact upon highway safety due to visibility
- 2) increase in cars parking along the street in an already congested area
- 3) No guarantee that limit will be kept in terms of the number of people attending the location per day

### **Appraisal:-**

#### Highways Safety

In regards to the first two points raised within the objection these have already been appraised within the main committee report – highways safety is assessed in paragraphs 8.17-8.23. However, in addition to this the proposal could not control the cars already parked on the highway in this area in relation to the impact upon the visibility within the street.

#### Other matters

In relation to the guarantee of the number of people that will attend the location. The application has been assessed with the submitted information which states 5 to 6 clients per day. This is considered against the previous use which also had an unrestricted number of visiting members of the public and staff, the proposed use would not generate a footfall over and above the existing and previous uses of the unit. Therefore, it is not necessary or reasonable to restrict numbers of people attending the premises.

10. 20/01230/HOU - 9 TOMMY BROWN CLOSE, EARL SHILTON

Application for single storey extension at front, side and rear of house, alterations.

Late items received after preparation of the main agenda:

**Consultations:-**

The Council is in receipt of four further letters of objection following the publication of the Committee agenda and following the re-consultation process making the following points:

- 1) No effort has been shown by the proposer to address the concerns raised
- 2) The proposal will reduce parking and turning space
- 3) The proposed development would have an intrusive appearance making them look like semi detached/link detached houses
- 4) The small gap would create a transfer of noise from the proposed garage/storeroom door through to the living space next door
- 5) The proposal reduces light and breaches the 45 degree rule
- 6) Damage to the private road during the construction process
- 7) There have been previous issues with the applicant regarding parking and large vehicles visiting their property

**Appraisal:-**

No additional comments are considered to be necessary from those set out in the original report.

**Recommendation:-**

The recommendation remains unchanged from that set out on the agenda.

12. MATTERS FROM WHICH THE PUBLIC MAY BE EXCLUDED

To consider the passing of a resolution under Section 100A(4) of the Local Government Act 1972 excluding the public from the undermentioned item of business on the grounds that it involves the likely disclosure of exempt information as defined in paragraphs 3 and 10 of Schedule 12A of the 1972 Act.

The meeting will no longer be required to move into private session as the following item has been withdrawn.

13. APPEALS REPORT

This item has been withdrawn.