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Chief Executive

Date: 21 September 2021



**Hinckley & Bosworth
Borough Council**

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 L Hodgkins
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, 21 SEPTEMBER 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. **20/01357/FUL - THISTLE COTTAGE, 8 MARKET PLACE, MARKET BOSWORTH**

Application for replacement velux and dormer windows on main roof and roof alterations to rear extension including velux window (retrospective).

Late items received after preparation of main agenda:

Consultations:-

Three additional comments have been received in support of this application setting out the following:

- 1) The renovations at Thistle Cottage seem to admirably maintain the building's unique character
- 2) The works respect the historic nature and appearance of the Listed Building and the Market Bosworth Conservation Area
- 3) The works ensure the good condition of the building for the future
- 4) The repairs necessary to avoid permanent damage to the fabric of the building
- 5) The works that have been undertaken are to a high standard and in keeping with the Listed Building and the Market Bosworth Conservation Area and will help to ensure that the building is preserved for future generations

Appraisal:-

The merits of the scheme have been appraised in the delegated report. The works are considered to be compatible with the significance of the listed building.

Recommendation:-

The recommendation remains unchanged.

8. **20/01378/LBC - THISTLE COTTAGE 8 MARKET PLACE MARKET BOSWORTH**

Application for replacement velux and dormer windows on main roof and roof alterations to rear extension including velux window and chimney alteration and internal alterations (retrospective).

Late items received after preparation of main agenda:

Consultations:-

Three additional comments have been received in support of this application setting out the following:

- 1) The renovations at Thistle Cottage seem to admirably maintain the building's unique character
- 2) The works respect the historic nature and appearance of the Listed Building and the Market Bosworth Conservation Area
- 3) The works ensure the good condition of the building for the future

- 4) The repairs necessary to avoid permanent damage to the fabric of the building
- 5) The works that have been undertaken are to a high standard and in keeping with the Listed Building and the Market Bosworth Conservation Area and will help to ensure that the building is preserved for future generations

Appraisal:-

The merits of the scheme have been appraised in the delegated report. The works are considered to be compatible with the significance of the listed building.

Recommendation:-

The recommendation remains unchanged.

9. 20/01324/CONDIT - 128 MAIN STREET, MARKFIELD

Applicatoin for variation of conditions 2 and 4 of planning permission 14/01082/FUL to remove the granite plinth from front elevations and provide a stone boundary wall and the erection of canopies above front doors (part retrospective).

Late items received since preparation of the agenda:

Introduction

Since publishing the agenda, the applicant has provided additional information for consideration at planning committee;

The applicant advises that the use of brick is a more appropriate finish than render, which requires additional maintenance during the course of its life time, and can also over time if not maintained can detract from the area. The stone plinth along the lower portions of the dwellings would be obscured by the stone walling and planting scheme.

Furthermore the use of facing brick has been agreed through the discharge of conditions, and this application does not seek planning permission to render the dwellings. The consideration for this application, is the removal of the stone plinth and the erection of porches over the front doors.

Recommendation:-

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

10. 21/00656/OUT - STOKE FIELDS FARM, HINCKLEY ROAD, STOKE GOLDING

Application for residential development up to 70 dwellings with associated access, landscaping, open space and drainage infrastructure (outline – access to be considered).

The item has been withdrawn from Committee by the Planning Manager due to an administrative error in the consultation process. The application will therefore be reported to the October Planning Committee.

11. 21/00632/CONDIT - 339 RUGBY ROAD, BURBAGE

Application for variation of condition 2 (plans) attached to planning permission 19/00413/FUL.

Late items received after preparation of the agenda:

Introduction:-

Since the publication of the main report amended plans have been received removing the roof lights to the front and side elevations and the timber cladding from the rear elevation. The changes from the previous approval are now:

- Removal of front porch
- Increased length of first floor rear facing windows to full length
- Addition of ground floor side facing utility door
- Increased width of a first floor rear facing window
- Reduction in width of dwelling from 16.5 metres to 16.4 metres
- Increase in length of dwelling along southern elevation from 10 metres to 10.080 metres

Recommendation:-

The amended plans do not change the recommendation from the report, subject to the below amended condition.

Amend condition 1 to read as follows:

1. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:
Site location plan received 30th April 2019
Block plan received 30th April 2019
Site Plan/Landscaping Drawing No. 13/01/19 Rev A received 30th April 2019
Garage Elevations and Floor Plan Drawing No. 15/08/18 Rev A received 30th April 2019
Block plan received 24th June 2021
Second floor plan received 27th July 2021
Amended floor plans received 12th August 2021
Amended elevations received 17th September 2021

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

13. 21/00775/FUL - 102 DRUID STREET, HINCKLEY

Application for change of use from six person house in multiple occupation (class C4) to eight person house in multiple occupation (sui generis), roof light.

Late items received after preparation of main agenda:

Consultations:-

A consultation response has been received from the Leicestershire Police Architectural Liaison Officer. They raise no objection to the proposal however they do make the following recommendations:

- 1) Consideration of CCTV coverage in this area is recommended
- 2) A door release access control to prevent unauthorised entry is recommended
- 3) All pedestrian and cycle walkways should be illuminated
- 4) Wheelie bin storage and cycle storage should be in secure locations to avoid the potential for criminal use
- 5) Alarm coverage to flats is recommended
- 6) Fencing should be used to enclose the perimeter

- 7) Natural surveillance should be provided with foliage no higher than 1 metre and trees no higher than 2 metres recommended

Appraisal:-

The above is advice from the Leicestershire Police Architectural Liaison Officer with the above recommended changes not falling within the planning remit.

Recommendation:-

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

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