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Hinckley & Bosworth
Borough Council

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

Date: 16 November 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 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, 16 NOVEMBER 2021** at **6.30 pm**.

Yours sincerely

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

Rebecca Owen
Democratic Services Manager

PLANNING COMMITTEE - 16 NOVEMBER 2021

SUPPLEMENTARY AGENDA

9. 21/00540/FUL - LAND TO THE REAR, OF 59 HIGH STREET, BARWELL

Application for demolition of existing workshops and stores and construction of new Medical Centre with associated parking and landscaping.

Late items received after preparation of main agenda:

Consultations:-

LCC Highways were re-consulted on the additional information submitted which is as follows:

- Updated Junctions Report – Oct 2021 received 05.11.2021.

Informal conversations have also taken place between LCC Highways and the applicant to determine if the reason for refusal can be overcome. As of 15.11.2021 no way to overcome the reason for refusal had been reached.

Appraisal:-

LCC Highways have informally reviewed the updated junctions report due to the limited timeframe given and are comfortable that it has been demonstrated that sufficient evidence has been given and this element of the proposal is now acceptable.

Members should be aware that LCC are currently informally reviewing a revised access which has not been formally submitted to the LPA. Whilst the review on this proposal has not been formally concluded LCC Highways still raise concerns with the pedestrian visibility to the north of the access. This coupled with tracking that shows a car running along the kerb line in order to achieve 2 way access leads LCC to maintain that a safe and suitable access has not been demonstrated. In order for LCC to fully review the proposals a revised Road Safety Audit with a Designer's response and tracking would need to be carried out for the revised access (still in draft form) and submitted for review.

As the application stands it is the access within the committee presentation which is being considered and not the revised access as it has not been formally submitted to the LPA.

Recommendation:-

The recommendation remains as printed on the agenda.

10. APPEALS PROGRESS (Pages 1 - 8)

To report on progress relating to various appeals.

PLANNING APPEAL PROGRESS REPORT

Situation as at: 05.11.21

WR – WRITTEN PRESENTATIONS

IN – INFORMAL HEARING

PI – PUBLIC INQUIRY

File Ref	Case Officer	Application No	Type	Appellant	Development	Appeal Status	Process Dates
21/00032/PP	HN	20/00511/FUL (PINS Ref 3285060)	PI	Mr Jamie Gibbins Barwood Homes and JH Hallam & Son Ltd	Land off Beech Drive Thornton (Residential development of 49 dwellings with associated infrastructure, access and areas of open space)	Appeal Valid Statement of Case Proof of evidence Inquiry (6 Days)	25.10.21 29.11.21 28.12.21 25.01.22
	OP	21/00307/OUT (PINS Ref 3283898)	WR	Mr & Mrs Brooks 7 Assheton Lane Twycross	7 Assheton Lane Twycross (Erection of one dwelling (outline - access only))	Awaiting Start Date	
21/00031/NONDET	SL	21/00581/OUT (PINS ref 3284379)	PI	Mr David Thornton- Baker Barwell Capitol Ltd Harris Lamb Ltd 75-76 Francis Road Birmingham	Land At Crabtree Farm Hinckley Road Barwell (Residential development of up to 25 dwellings with associated public open space and infrastructure (outline - access to be considered))	Appeal Valid Statement of Case Proof of evidence Inquiry (3/4 Days)	21.10.21 25.11.21 21.12.21 18.01.22
	EC	21/00889/CLE (PINS Ref 3283791)	WR	Mr & Mrs Alec Moore 78 Main Street Bagworth	78 Main Street Bagworth (Certificate of Lawful Existing Use for the use of the outbuilding (only) to the rear of 78 Main Street, Bagworth as a maintenance, service and repair workshop (resubmission of 20/01141/CLE))	Awaiting Start Date	
	OP	21/00022/FUL (PINS Ref 3282342)	WR	Mr & Mrs E Orme 6 Highfields Thornton	Land Rear Of 70 To 74 Main Street Thornton (Construction of one dwelling)	Appeal Valid Awaiting Start Date	08.10.21

	EC	21/00070/FUL (PINS ref 3282352)	WR	Everards Brewery Limited	The White Swan 47 High Street Stoke Golding (Proposed development of 6 detached dwellings with associated access, parking and landscaping (resubmission of 19/01244/FUL))	Appeal Valid Awaiting Start Date	11.10.21
	SW	21/00692/OUT (PINS Ref 3281844)	WR	Onyxrose Ltd 19 Station Road Hinckley LE10 1AW	Factory Units 23 Wood Street Hinckley Leicestershire LE10 1JQ (Redevelopment of existing site to residential)	Appeal Valid Awaiting Start Date	01.10.21
	HW	21/00655/CONDIT (PINS Ref 3281831)	WR	Mr & Mrs Jackson Sutton Ridge Barn Sutton Lane Cadeby Nuneaton Leicestershire CV13 0AR	Sutton Ridge Barn Sutton Lane Cadeby Nuneaton Leicestershire CV13 0AR (Removal of condition 4 of of planning permission 14/00400/FUL (permitted development rights))	Appeal Valid Awaiting Start Date	30.09.21
	EC	21/00237/OUT (PINS Ref 3281772)	WR	Mr T Barton Northwood Farm Wood Lane Higham on the Hill Nuneaton	Northwood Farm Stud Wood Lane Higham On The Hill Nuneaton (Erection of a bungalow (Outline - access only))	Appeal Valid Awaiting Start Date	01.10.21

	GS	21/00251/FUL (PINS Ref 3281616)	WR	Mr N Aponso Nilz & Harley Pet Services 5 Queen Street Barwell	Land East Of Higham Lane Stoke Golding (Erection of building and change of use of land to form a dog day care facility (part-retrospective) (revised scheme))	Appeal Valid Awaiting Start Date	12.10.21
21/00030/PP	AH	21/00688/HOU (PINS Ref 3279925)	WR	Mr Jason Stray	98 Hollycroft Hinckley (Proposed extension to existing garage, and replacing existing flat roof with a tiled pitched roof to improve the aesthetics. Existing gates to drive to be removed)	Start Date Awaiting Decision	18.10.21
21/00024/PP	SW	20/01021/OUT (PINS Ref 3279808)	PI	Richborough Estates & Messrs Vero	Land At Station Road Market Bosworth (Residential development up to 63 dwellings with associated access, landscaping, open space and drainage infrastructure (Outline - access to be considered))	Start Date Proof of Evidence Inquiry (6 Days) (TBC)	19.08.21 09.11.21 08-17.12.21
21/00027/NONDET	GP	21/00813/CLP (PINS Ref 3281105)	WR	Ms Joanne Haddon	Fairways Cottage Leicester Road Hinckley (Certificate of Lawful Proposed Development for detached outbuilding)	Start Date Final Comments	22.09.21 24.11.21
21/00029/PP	GP	21/00257/HOU (PINS Ref 3277395)	WR	Ms Joanne Haddon	Fairways Cottage Leicester Road Hinckley (Two storey rear extension)	Start Date Final Comments	22.09.21 24.11.21
21/00025/PP	OP	21/00290/OUT (PINS Ref 3281222)	WR	Mrs Hannah Ladkin- Berry	14 Chesterfield Way Barwell (Residential development for four dwellings (Outline- access and scale))	Start Date Awaiting Decision	16.09.21

21/00025/PP	OP	20/00919/OUT (PINS Ref: 3272986)	WR	DHASC Limited	14 Chesterfield Way Barwell (Residential development for five dwellings (Outline- access and scale))	Start Date Awaiting Decision	16.09.21
21/00022/PP	JB	21/00531/HYB (PINS Ref 3279939)	PI	Ms Harriet Moloney	Wood Farm Stanton Lane Ellistown (Hybrid application comprising of Outline permission for the erection buildings for storage and distribution uses (Class B8), general industry (Class B2) and associated infrastructure including the formation of a new access (All matters reserved expect for access) and Full planning permission for the demolition of existing farmstead and relocation, including the erection of 2 replacement farm managers dwellings and associated agriculture buildings and structures (Revised Scheme))	Start Date Decision Due	04.08.21 22.11.21
21/00019/PP	JB	20/00407/HYB (PINS Ref 3274706)	PI	Wood Farm Holdings	Wood Farm Stanton Lane Ellistown Coalville (Hybrid application comprising of Outline permission for the erection buildings for storage and distribution uses (Class B8), general industry (Class B2) and associated infrastructure including the formation of a new access (All matters reserved expect for access) and Full planning permission for the demolition of existing farmstead and relocation, including the erection of 2 replacement farm managers dwellings and associated agriculture buildings and structures)	Start Date Decision Due	14.06.21 22.11.21

	GS	20/00862/HOU (PINS Ref 3273173)	WR	Mr Micky Ahluwalia 10 Rosemary Way Hinckley	10 Rosemary Way Hinckley (Two storey side and rear extension)	Awaiting Start Date	
21/00016/PP	SW	20/00249/OUT (PINS Ref 3272931)	WR	Mrs Louise Ward Persimmon Homes (North Midlands) Davidson House Leicester	Land At Sketchley Farm Sketchley Old Village Burbage (Residential Development for up to 80 dwellings and associated works (Outline- access only))	Start Date Awaiting Decision	28.05.21
20/00027/CLD	HK	19/01164/CLUE (PINS Ref 3246256)	WR	George Denny Old House Farm Sutton Lane Cadeby	The Old House Farm Sutton Lane Cadeby (Certificate of lawful use for the change of use from agricultural land to residential curtilage)	Start Date Awaiting Decision	17.08.20
20/00026/CLD	HK	19/00391/CLUE (PINS Ref 3238743)	WR	George Denny Old House Farm Sutton Lane Cadeby	The Old House Farm Sutton Lane Cadeby (Certificate of lawful use for the change of use from agricultural land to residential curtilage)	Start Date Awaiting Decision	17.08.20
20/00025/CLD	HK	18/01255/CLUE (PINS Ref 3238520)	WR	George Denny Old House Farm Sutton Lane Cadeby	The Old House Farm Sutton Lane Cadeby (Certificate of lawful use for the change of use from agricultural land to residential curtilage)	Start Date Awaiting Decision	17.08.20

Decisions Received

21/00021/RPAGDO	GS	21/00394/HAAGD O (PINS Ref 3274537)	WR	Mr & Mrs Ryan Jones	3 Grey Close Groby (Prior notification for construction of additional storey upon existing single storey dwelling)	DISMISSED	17.09.21
21/00018/PP	SW	19/01405/OUT (PINS Ref 3265143)	IH	Davidsons Developments Ltd Wilson House 207 Leicester Rd Ibstock	Land North Of Deepdale Farm Lutterworth Road Burbage (Residential development of up to 135 dwellings (Outline- access only))	ALLOWED	06.10.21
	SW	19/00464/OUT (PINS Ref 3281840)	WR	Onyxrose Ltd 19 Station Road Hinckley LE10 1AW	Factory Units 23 Wood Street Hinckley Leicestershire LE10 1JQ	Deadline Expired	11.10.21
21/00028/PP	SG	20/00400/FUL (PINS Ref 3278670)	WR	Mr James Startin	2 Ashby Road Twycross Atherstone Leicestershire CV9 3PW (Erection of a new workshop and ancillary services building, new wash bay building and change of use of land to create an agricultural machinery display area)	Withdrawn	21.10.21
21/00020/F TPP	EC	21/00222/HOU (PINS Ref: 3274457)	WR	Mr Filip Florczak	2 The Green Mill Lane Sheepy Parva (Alterations to the existing dwelling incorporating a two storey front/side extension and single storey side/rear extension)	DISMISSED	22.10.21
21/00023/NONDET	AH	21/00590/FUL (PINS ref 3278545)	WR	Mrs Rita Morley	5 White House Close Groby (Erection of detached dwelling in side garden)	DISMISSED	26.10.21

Designation Period 1 April 2020 - 31 March 2022

Appeal Decisions - 1 April 2020 – 30 September 2021 (Rolling)

Major Applications

No of Appeals Decisions	Allowed	Dismissed	Split	Withdrawn	Officer Decision			Councillor Decision			Non Determination		
					Allow	Spt	Dis	Allow	Spt	Dis	Allow	Spt	Dis
5	1	3	0	2	0	0	1	1	0	2	0	0	0

August – Total No of Major decisions made 65/Total No of appeals allowed 1 = 1.53%

September – Total No of Major decisions made 67/Total No of appeals allowed 1 = 1.49%

Minor/Other Applications

No of Appeals Decisions	Allowed	Dismissed	Split	Withdrawn	Officer Decision			Councillor Decision			Non Determination		
					Allow	Spt	Dis	Allow	Spt	Dis	Allow	Spt	Dis
31	9	22	0	0	6	0	22	2	0	0	1	0	0

August – Total No of all Minor/Other decisions made 1141/Total No of appeals allowed 9 = 0.78%

September – Total No of all Minor/Other decisions made 1229/Total No of appeals allowed 9 = 0.73%

Designation Period 1 April 2019 - 31 March 2021

Appeal Decisions - 1 April 2019 – 31 March 2021 (Rolling)

Major Applications

No of Appeals Decisions	Allowed	Dismissed	Split	Withdrawn	Officer Decision			Councillor Decision			Non Determination		
					Allow	Spt	Dis	Allow	Spt	Dis	Allow	Spt	Dis
13	4	8	0	1	0	0	3	3	0	2	1	0	2

August – Total No of Major decisions made 90/Total No of appeals allowed 4 = 4.44%

September – Total No of Major decisions made 90/Total No of appeals allowed 4 = 4.44%

Minor/Other Applications

No of Appeals Decisions	Allowed	Dismissed	Split	Withdrawn	Officer Decision			Councillor Decision			Non Determination		
					Allow	Spt	Dis	Allow	Spt	Dis	Allow	Spt	Dis
62	21	41	0	0	15	0	40	5	0	0	1	0	1

August – Total No of all Minor/Other decisions made 1706/Total No of appeals allowed 21 = 1.23%

September – Total No of all Minor/Other decisions made 1706/Total No of appeals allowed 21 = 1.23%

Enforcement Appeal Decisions

No of Appeal Decisions	Allowed	Dismissed	Split	Withdrawn
0	0	0	0	0