

HINCKLEY AND BOSWORTH BOROUGH COUNCIL

PLANNING COMMITTEE

26 MARCH 2013 AT 6.30 PM

PRESENT: Mr R Mayne - Chairman
Miss DM Taylor – Vice-Chairman
Mr RG Allen, Mr JG Bannister, Mr PR Batty, Mr CW Boothby, Mr WJ Crooks,
Mrs WA Hall, Mrs L Hodgkins, Mr MS Hulbert, Mr KWP Lynch, Mr JS Moore,
Mr LJP O'Shea, Mrs H Smith (for Mrs T Chastney), Mr BE Sutton, Mr R Ward and
Ms BM Witherford

In accordance with Council Procedure Rule 4.2 Councillors Mr SL Bray, Mr MR Lay and Mr MT Mullaney were also in attendance.

Officers in attendance: Tracy Miller, Rebecca Owen, Emma Page, Helen Rishworth, Barry Whirrity and Simon Wood

463 APOLOGIES AND SUBSTITUTIONS

Apologies were submitted on behalf of Councillor Chastney, with the substitution of Councillor Smith authorised in accordance with Council Procedure Rule 4.1.

464 MINUTES

On the motion of Councillor Moore, seconded by Councillor Sutton, it was

RESOLVED – the minutes of the meeting held on 19 February 2013 be approved and signed by the Chairman.

465 DECLARATIONS OF INTEREST

No declarations were made.

466 DECISIONS DELEGATED AT PREVIOUS MEETING

The Head of Planning reported that the decision on application 12/00880/FUL, which had been delegated at the previous meeting, was issued on 14 March.

467 HINCKLEY TOWN CENTRE CONSERVATION AREA STATEMENT & MANAGEMENT PLAN

Members were presented with the Conservation Area Statement and Management Plan for Hinckley Town Centre. On the motion of Councillor Witherford, seconded by Councillor Bannister, it was

RESOLVED – the Conservation Area Statement and Management Plan for Hinckley Town Centre be adopted as Planning Guidance.

468 TOWN & COUNTRY PLANNING ACT 1990 - APPLICATIONS TO BE DETERMINED

- (a) 12/00873/FUL – Erection of solar panel field and associated infrastructure, The Stables, Pine Close, Stoke Golding – Mr Peter Mayne

Notwithstanding the officer's recommendation that this be approved, Members felt that due to the size and scale the development was out of keeping with the

area and was contrary to the requirements of the NPPF that the site should be visually attractive. Councillor O'Shea, seconded by Councillor Crooks, moved that the application be refused on the grounds of visual impact, not in keeping with the character of the area, and industrial use in the countryside.

The Head of Planning requested that voting on the motion be recorded. The vote was taken as follows:

Councillors Allen, Batty, Boothby, Crooks, Hulbert, Moore, O'Shea, Smith and Witherford voted FOR the motion (9);

Councillors Mayne, Sutton and Ward voted AGAINST the motion (3);

Councillors Bannister, Hall, Hodgkins, Lynch and Taylor abstained from voting.

The motion was therefore declared CARRIED and it was

RESOLVED – the application be refused on the grounds of visual impact, not being in keeping with the character of the area, and industrial use in the countryside.

- (b) 12/01079/FUL – Erection of 9 dwellings and associated infrastructure, Land south of 26 to 28 Britannia Road, Burbage – Mr John Deakin – David Wilson Homes East Midlands

Whilst the officer's recommendation of approval was acknowledged, Members felt that the development was inappropriate. Councillor Moore, seconded by Councillor Lynch, moved that the application be refused on grounds of it being development in the countryside, not necessary development in terms of the five year land supply and not sustainable.

The Head of Planning requested that voting on this motion be recorded. The vote was taken as follows:

Councillors Allen, Batty, Boothby, Crooks, Hall, Hodgkins, Hulbert, Lynch, Mayne, Moore, O'Shea, Sutton, Smith, Taylor, Ward and Witherford voted FOR the motion (16);

Councillor Bannister abstained from voting.

The motion was therefore declared CARRIED and it was

RESOLVED – The application be refused on grounds of it constituting development in the countryside, being unnecessary, inappropriate and unsustainable.

- (c) 12/01026/FUL – Erection of 9 dwellings (part re-plan of permission 12/00154/FUL plots 40=45 and 47-49), Land south of 26 to 28 Britannia Road, Burbage – Mr John Deakin – David Wilson Homes East Midlands

Notwithstanding the officer's recommendation that the application be approved, Members felt that the layout was poor. It was moved by Councillor Moore and seconded by Councillor Lynch that the application be refused on urban design grounds due to the poor layout.

Upon being put to the vote the motion was CARRIED and it was therefore

RESOLVED – the application be refused on grounds of poor layout.

- (d) 13/00018/FUL – New access to Christmas tree plantation, land adjacent Lodge Farm, Wood Road – Miss Joanna Squires

Whilst recommended for refusal, Members felt that the proposal was an acceptable use of agricultural land and that the access was safe. It was moved by Councillor Moore and seconded by Councillor Boothby that the application be approved with conditions preventing retail sales from the site, requiring retention of hedgerow along site frontage and standard highway conditions.

Upon being put to the vote it was unanimously CARRIED and

RESOLVED – the application be approved with the abovementioned conditions.

- (e) 12/00781/REM – Approval of reserved matters for appearance, landscaping, layout and scale of outline planning permission 09/01009/OUT, Land, London Road, Markfield – Mr Terry McGreal – Jelson Limited

On the motion of Councillor O’Shea, seconded by Councillor Taylor it was

RESOLVED – subject to no new significant material observations being received by the end of the consultation period expiring on 28 March 2013, the Head of Planning or Development Control Manager be granted delegated powers to grant planning permission subject to the conditions contained in the officer’s report and late items.

- (f) 12/01052/OUT – Erection of up to 25 dwellings with associated parking, vehicular access and surface water balancing pond (outline application – access only), land adjacent Stanton-Under-Bardon Primary School, Main Street, Stanton Under Bardon – Milner Arable

On the motion of Councillor O’Shea, seconded by Councillor Batty, it was unanimously

RESOLVED – the application be refused for the reasons contained in the officer’s report.

- (g) 12/01107/OUT – Demolition of existing building and erection of 31 dwellings (outline), The Brant Inn, Leicester Road, Groby – Everards Brewery Ltd

It was moved by Councillor Crooks, seconded by Councillor Sutton and

RESOLVED – subject to resolving the issues around the Great Crested Newts and an agreement under Section 106 of the Town and Country Planning Act 1990 and Section 111 of the Local Government Act 1972 or receipt of an acceptable Unilateral Undertaking under S106 of the Town and County Planning Act 1990 to provide affordable housing and financial contributions towards play and open space, highway improvements and education, the Head of Planning or Development Control Manager be granted delegated powers to grant planning permission subject to the conditions contained in the officer’s report and late items. Failure to complete the said agreement by 18 April 2013 might result in the application being refused.

- (h) 13/00007/FUL – Erection of new agricultural building and formation of a concrete apron, Upper Parks Farm, Ratby Lane, Markfield – Mr Anthony Milner

On the motion of Councillor Crooks, seconded by Councillor Sutton, it was

RESOLVED – the application be permitted subject to the conditions contained in the officer's report.

- (i) 13/00062/FUL – New car park and circular road including surfacing and setting out of existing parking area, Hinckley & Bosworth Community Hospital, Ashby Road, Hinckley – Mr Jeff Howarth

On the motion of Councillor Crooks, seconded by Councillor Sutton, it was

RESOLVED – the application be permitted subject to the conditions contained in the officer's report.

- (j) 13/00077/HOU – Extension and alterations to dwelling, 14 School Close, Burbage – Mr & Mrs A Stay

Whilst Members were in support of the application and felt that there was no impact on neighbouring properties, concern was expressed that scaffolding would need to be erected outside of the curtilage of the property during the development and therefore permission from the relevant authority would be required in order to temporarily obstruct the adjacent public footpath during construction.

On the motion of Councillor Lynch, seconded by Councillor O'Shea, it was

RESOLVED – the application be permitted subject to the conditions contained in the officer's report.

469 APPEALS LODGED AND DETERMINED

On the motion of Councillor Crooks, seconded by Councillor Allen, it was

RESOLVED – the report be noted.

470 APPEALS PROGRESS

On the motion of Councillor Crooks, seconded by Councillor Allen, it was

RESOLVED – the report be noted.

471 DELEGATED DECISIONS ISSUED

On the motion of Councillor Crooks, seconded by Councillor Allen, it was

RESOLVED – the report be noted.

(The Meeting closed at 9.05 pm)

CHAIRMAN