

HINCKLEY AND BOSWORTH BOROUGH COUNCIL

PLANNING COMMITTEE

4 FEBRUARY 2014 AT 6.30 PM

PRESENT: Mr R Mayne - Chairman
Miss DM Taylor – Vice-Chairman
Mr RG Allen, Mr JG Bannister, Mr PR Batty (for Mrs H Smith), Mrs T Chastney,
Mr DS Cope, Mrs WA Hall, Mr MS Hulbert, Mr DW Inman, Mr KWP Lynch, Mr JS Moore,
Mr K Morrell, Mr LJP O'Shea, Mr BE Sutton, Mr R Ward and Ms BM Witherford

In accordance with Council Procedure Rule 4.2 Councillors were also in attendance.

Officers in attendance: Edd Costerton, Cathy Horton, Tracy Miller, Rebecca Owen, Pete Reid, Michael Rice and Nic Thomas

393 APOLOGIES AND SUBSTITUTIONS

Apologies were submitted on behalf of Councillor Smith, with Councillor Batty substituting in accordance with Council Procedure Rule 4.

394 MINUTES

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

RESOLVED – the minutes of the meeting held on 7 January 2014 be confirmed and signed by the Chairman.

395 DECLARATIONS OF INTEREST

No interests were declared at this stage.

396 DECISIONS DELEGATED AT PREVIOUS MEETING

The Development Control Manager reported that the decision on 13/00982/FUL, which had been delegated at the previous meeting, had been issued on 20 January 2014.

397 RATBY CONSERVATION AREA

Consideration was given to the Conservation Area Statement and Management Plan for Ratby. Members thanked the officers for their attendance at the consultation event and for progressing the actions. It was moved by Councillor O'Shea, seconded by Councillor Sutton and

RESOLVED – the Conservation Area Statement and Management Plan for Ratby be RECOMMENDED to Council for adoption as Planning Guidance.

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

- (a) 13/00520/FUL – Erection of 65 dwellings and associated works including 2 balancing ponds, formal play area space, public open space, Land at Station Road, Market Bosworth – Miss Amy Watts

Notwithstanding the officer's recommendation that the application be permitted subject to a Section 106 Agreement and conditions, some members felt that they could not support the proposed development. It was moved by Councillor Chastney and seconded by Councillor O'Shea that the application be refused as being premature in light of the Site Allocations and Development Management Policies DPD not yet being adopted and also that development on this site would conflict with community aspirations as set out in the emerging Market Bosworth Neighbourhood Plan. They also cited as reasons for refusal the countryside location and being outside of the settlement boundary, contrary to policy NE5, and sustainability reasons due to the potential impact of the existing industrial properties on occupiers of the proposed houses.

The Development Control Manager requested that voting on the motion be recorded. The vote was taken as follows:

Councillors Allen, Bannister, Batty, Chastney, Cope, Inman, Lynch, Moore, Morrell, O'Shea, Taylor, Ward and Witherford voted FOR the motion (13);

There were no votes AGAINST the motion (0);

Councillors Mrs Hall, Hulbert and Sutton abstained from voting.

The MOTION was therefore declared CARRIED and it was

RESOLVED – the application be refused for the abovementioned reasons.

- (b) 13/00778/FUL – Development for 664 sqm of formal play space (linked with application 13/00520/FUL), land at Station Road, Market Bosworth – Miss Amy Watts

The Chief Planning and Development Officer confirmed that, whilst the previous application for residential development on the adjacent site had been refused, this did not prevent determination of this planning application. It was further suggested that if the Committee was mindful to approve the application, consideration be given to including an extra condition, instead of a planning obligation, to secure the implementation of the development to a future grant of planning for residential development on adjacent land.

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

RESOLVED – the Chief Planning and Development Officer be granted powers to issue full planning permission subject to the conditions contained in the officer's report and subject to an additional condition to prevent implementation of the planning permission until such time as planning permission is granted for residential development on land adjoining the site.

- (c) 13/01039/FUL – Part demolition of redundant bingo hall and formation of car park (linked with application 11/00709/HYB), Flutters Bingo, Rugby Road, Hinckley – Mr Andrew Tyler

It was moved by Councillor Witherford, seconded by Councillor Bannister and

RESOLVED – subject to an agreement under Section 106 of the Town and Country Planning Act 1990 and Section III of the Local Government Act 1972 securing the completion of the car park prior to the bringing into use of the A1 retail unit approved under 11/00709/HYB, the Chief Planning and Development Officer be delegated to grant planning permission subject to the conditions contained in the officer's report.

- (d) 13/00966/FUL – Erection of agricultural workers' dwelling, IC Fields Farm, Rogues Lane, Hinckley – Mr & Mr P Bills

It was moved by Councillor O'Shea, seconded by Councillor Bannister, and

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

- (e) 13/00979/FUL – Erection of 2 dwellings with associated parking, land rear of 106 Main Street, Markfield – Mr Mike Hurst

Whilst generally in support of the proposal, Members expressed concern regarding the narrow width of the highway leading to the application site entrance. They felt that retention of the wall in the existing position was not essential to maintain the character of the conservation area and that widening the road to improve highway safety should be considered.

It was moved by Councillor Sutton and seconded by Councillor O'Shea that the application be deferred to allow further discussion to take place with the applicant and potentially subsequent consultation with the highways authority and residents. Following debate on the motion, an amendment was agreed that the application be deferred for further discussion and negotiation with the applicant, and the decision delegated to the Chief Planning & Development Officer following those discussions. It was moved by Councillor Sutton, seconded by Councillor O'Shea and

RESOLVED – delegated authority be granted to the Chief Planning & Development Officer to hold discussions with the applicant regarding potential re-siting of the wall to widen the road and upon satisfactory conclusion of those discussions and any subsequent consultation to grant planning permission subject to:

- (i) the conditions contained in the officer's report;
- (ii) any conditions necessary to secure revised detail to the highway and boundary wall;
- (iii) an Agreement under Section 106 of the Town and Country Planning Act 1990 and Section III of the Local Government Act 1972 or receipt of an acceptable Unilateral Undertaking under S106 of the Town and Country Planning Act 1990 to provide financial contributions towards play and open space.

- (f) 13/01015/FUL – Erection of five dwellings with associated parking and access, Land adjacent to 36 Kingsfield Road, Barwell – Mr Paul Batson

On the motion of Councillor Hulbert, seconded by Councillor Cope, it was

RESOLVED – subject to an agreement under section 106 of the Town & Country Planning Act 1990 and Section III of the Local Government Act 1972 or receipt of an acceptable Unilateral Undertaking under S106 of the Town and Country Planning Act 1990 to provide financial contributions towards play and open space, authority be delegated to the Chief Planning and Development Officer to grant planning permission subject to the conditions contained in the officer's report.

- (g) 13/00905/FUL – Substitution of house types for plots 29-46, 52-61, 93-94 with the erection of eight new dwellings revising scheme total from 94 to 102 dwellings with associated garages and access, Land rear of 71 Dragon Lane, Newbold Verdon – Mr Lee Griffin

It was moved by Councillor Allen, seconded by Councillor Batty and

RESOLVED – subject to an agreement under section 106 of the Town and Country Planning Act 1990 and Section III of the Local Government Act 1972 or receipt of an acceptable Unilateral Undertaking under S106 of the Town and Country Planning Act 1990 to provide affordable housing and financial contributions towards civic amenity, play and open space, education, bus passes and footpath improvements, authority be delegated to the Chief Planning and Development Officer to grant planning permission subject to the conditions contained in the officer's report. Failure to complete the said agreement by 21 February might result in the application being refused.

- (h) 13/00970/HOU – Extensions and alterations to dwellings, 65 De La Bere Crescent, Burbage – Mr & Mrs Waugh

A member made representations that the proposed extension was not in keeping with the street scene and would impact on neighbours, causing loss of light.

It was, however, moved by Councillor Allen, seconded by Councillor Sutton and

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

- (i) 13/01040/HOU – Extensions and alterations to dwelling, 8 Jubilee Road, Newbold Verdon – Mr J Beanland

It was moved by Councillor Taylor, seconded by Councillor Witherford, and

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

399 APPEALS LODGED AND DETERMINED

Members received a report on appeals lodged and determined since the previous meeting. A member highlighted the speed with which some appeals were heard and/or decisions made, in comparison to others which took many months. On the motion of Councillor Moore, seconded by Councillor Allen, it was

RESOLVED – the report be noted.

400 APPEALS PROGRESS

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

RESOLVED – the report be noted.

401 DELEGATED DECISIONS ISSUED

It was moved by Councillor Taylor, seconded by Councillor Allen and

RESOLVED – the report be noted.

(The Meeting closed at 8.54 pm)

CHAIRMAN