

HINCKLEY AND BOSWORTH BOROUGH COUNCIL

PLANNING COMMITTEE

29 APRIL 2014 AT 6.30 PM

PRESENT: Miss DM Taylor – Vice-Chair, in the Chair

Mr RG Allen, Mr JG Bannister, Mr PR Batty (for Mr LJP O'Shea), Mr CW Boothby (for Mrs T Chastney), Mr DS Cope, Mr PAS Hall (for Mr R Mayne), Mrs WA Hall, Mrs L Hodgkins (for Mr MS Hulbert), Mr DW Inman, Mr KWP Lynch, Mr JS Moore, Mr K Morrell, Mrs H Smith, Mr BE Sutton, Mr R Ward and Ms BM Witherford

Officers in attendance: James Hicks, Rebecca Owen, Michael Rice and Nic Thomas

513 VICE-CHAIRMAN IN THE CHAIR

In the absence of the Chairman, Councillor Taylor as Vice-Chairman took the Chair. It was moved by Councillor Witherford and seconded by Councillor Morrell that Councillor Moore take the Vice-Chairman's position for this meeting only.

RESOLVED – Councillor Moore act as Vice-Chairman for this meeting only.

514 APOLOGIES AND SUBSTITUTIONS

Apologies were submitted on behalf of Councillors Chastney, Hulbert, Mayne and O'Shea, with the following substitutions authorised in accordance with Council Procedure Rule 4:

Councillor Boothby for Councillor Chastney;
Councillor Hodgkins for Councillor Hulbert;
Councillor P Hall for Councillor Mayne;
Councillor Batty for Councillor O'Shea.

515 MINUTES

An error was identified in the minutes of the previous meeting under minute number 481 – Apologies and Substitutions which stated that Councillor Bill was substituting for Councillor Chastney. It should have read:

Councillor Bill for Councillor Witherford.

On the motion of Councillor Lynch, seconded by Councillor Mrs Hall, it was

RESOLVED – the minutes of the meeting held on 1 April 2014 be confirmed as a correct record subject to the abovementioned amendment and signed by the Chairman.

516 DECLARATIONS OF INTEREST

No interests were declared at this stage.

517 DECISIONS DELEGATED AT PREVIOUS MEETING

The Principal Planning Officer reported on the following decisions which had been delegated at the previous meeting:

- (a) 12/00482/OUT – it was reported that the developer had agreed to provide the five affordable housing units requested by the Committee. The matter was now awaiting signing of the Section 106 Agreement;
- (b) 14/00124/OUT – the decision and legal agreement had been issued on 7 April 2014;
- (c) 14/00190/FUL – the decision had been issued on 9 April 2014;
- (d) 14/00007/OUT – the decision had been issued on 24 April 2014.

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

A schedule of planning applications together with late items were presented to the Committee and decisions were made as follows:

- (a) 13/01053/FUL – Erection of 43 dwellings with associated access (linked to application 14/00097/FUL), Land off Hilary Bevins Close, Higham on the Hill – Helen Bareford

Notwithstanding the officer's recommendation that the application be approved subject to a Section 106 Agreement and conditions, some members felt that the number of houses provided was not necessary and would result in over-provision when considered in the context of the emerging Site Allocations and Development Management Policies DPD. It was MOVED by Councillor Ward and seconded by Councillor Morrell that the application be refused on these grounds. Upon being put to the vote, the MOTION was CARRIED and it was

RESOLVED – the application be refused on the basis that the development would result in an over-provision of housing in the village and would therefore conflict with the emerging Site Allocations and Development Management Policies Development Plan Document.

- (b) 14/00097/FUL – Formation of surface water balancing pond associated infrastructure (linked to application 13/01053/FUL), Land Hilary Bevins Close, Higham on the Hill – Miss Helen Bareford

Officers advised that, whilst this was linked to the application that had just been refused, there were no grounds for refusal of this application. It was suggested that a condition be added to ensure that this permission was only implemented as part of a housing development. On the motion of Councillor Bannister, seconded by Councillor Boothby, it was

RESOLVED – the application be permitted subject to the conditions contained in the report and an additional condition to prevent the permission from being implemented unless in conjunction with a planning permission for housing development on the adjacent site.

- (c) 13/01064/FUL – Part demolition of existing building (retrospective) and erection of 14 dwellings with associated vehicle parking and landscaping, Tooley Building, 49 Church Street, Earl Shilton – Mr & Mrs Coulthurst

It was moved by Councillor Allen, seconded by Councillor Morrell 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 financial contributions towards play and open space and education, the Chief Planning and Development Manager be granted delegated powers to grant planning permission subject to the conditions contained in the officer's report. Failure to complete the agreement within three months of the date of decision might result in the application being refused.

- (d) 13/01082/FUL – Erection of 75 bed care home with associated parking and landscaping, Markfield Court, Ratby Lane, Markfield – Larch Nursing Homes Ltd

Whilst generally in support of the proposals, concern was expressed regarding the lack of on-site parking provision and the additional impact that this would have on nearby residents. It was moved by Councillor Moore and seconded by Councillor Taylor that officers be asked to explore with the developer, the possibility of additional car parking being provided on site. The decision about whether this was possible and if so, the number of additional spaces to be provided to be delegated to officers in consultation with the Chair and Vice-Chairman. This motion was accepted.

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

RESOLVED – the application be permitted subject to the conditions contained in the officer's report and subject to officers negotiating with the developer to see whether additional off-street car parking spaces can be provided. The decision about whether these spaces can be provided, and if so, the layout and design, to be delegated to officers in consultation with the Chair and Vice-Chairman.

- (e) 14/00133/FUL – Installation of a 250kW wind turbine with an overall tip height of 45m including associated temporary infrastructure, Lindridge Farm, Lindridge Lane, Desford – Mr & Mrs Leedham

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

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

- (f) 14/00084/REM – Substitution of plots 50, 71 – 74, 77 – 84 and 87 – 89 omitting plot 75 of planning permission 11/01023/REM, Land adjacent Hinckley Golf Club, Leicester Road, Hinckley – Mr Mark Hutchinson

It was moved by Councillor Ward, seconded by Councillor Cope, and

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

- (g) 14/00117/REM – Erection of a building to be used for class B8 (storage and distribution) purposes with ancillary offices, gatehouse, sprinkler tank and pumphouse with associated parking and landscaping, Land bounded by the Ashby Canal, Railway line and Bridge Road, incorporating the former Johnsons Factory, Burbage – Goodman Real Estate (UK) Ltd

It was moved by Councillor Mrs Hall, seconded by Councillor Bannister and

RESOLVED – the application be permitted subject to the conditions contained in the officer's report and as amended in the late items.

- (h) 14/00122/FUL – demolition of farm buildings and replacement with a portal framed building, Fields Farm, Ambion Lane, Sutton Cheney – Sutton Cheney Farms Partnership

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

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

- (i) 14/00127/HOU – erection of detached garage and formation of new vehicular access with associated driveway extension, Killahurk, 6 Shakespeare Drive, Hinckley – Mr Nino and Mrs Carmela Puglisi

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

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

519 APPEALS LODGED AND DETERMINED

Members received a list of appeals lodged and determined since the previous meeting. It was moved by Councillor Batty, seconded by Councillor Hodgkins and

RESOLVED – the report be noted.

520 APPEALS PROGRESS

The Committee was updated on the progress of ongoing appeals. It was moved by Councillor Smith, seconded by Councillor Moore and

RESOLVED – the report be noted.

521 DELEGATED DECISIONS ISSUED

Members received information on delegated decisions taken since the previous meeting. On the motion of Councillor Mrs Hall, seconded by Councillor Mr Hall, it was

RESOLVED – the report be noted.

(The Meeting closed at 8.00 pm)

CHAIRMAN