

HINCKLEY AND BOSWORTH BOROUGH COUNCIL

PLANNING COMMITTEE

31 MARCH 2015 AT 6.30 PM

PRESENT: Mr R Mayne - Chairman
Mr JS Moore – Vice-Chairman
Mr RG Allen, Mr JG Bannister, Mr CW Boothby, Mr DS Cope, Mrs WA Hall,
Mrs L Hodgkins, Mr MS Hulbert, Mr KWP Lynch, Mr K Morrell, Mr LJP O'Shea,
Mrs H Smith, Mr BE Sutton, Miss DM Taylor, Mr R Ward and Ms BM Witherford

In accordance with Council Procedure Rule 4.4 Councillor Mr MR Lay was also in attendance.

Officers in attendance: Simon Atha, Rebecca Owen, Michael Rice and Nic Thomas

444 MINUTES

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

RESOLVED – the minutes of the meeting held on 3 March 2015 be confirmed and signed by the Chairman.

445 DECLARATIONS OF INTEREST

No interests were declared at this stage.

446 DECISIONS DELEGATED AT PREVIOUS MEETING

It was reported that all decisions had been issued.

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

The Committee was presented with a schedule of planning applications and late items.

- (a) 14/01205/OUT – Residential development for up to 80 dwellings, open space and associated works (outline – access only), land to the south west of Lutterworth Road, Burbage – Davidsons Homes

Notwithstanding the officer's recommendation that the application be approved, members felt that the infrastructure in Burbage was not adequate to support further new properties in Burbage. It was MOVED by Councillor Moore and SECONDED by Councillor Lynch that the application be refused due to the proposed development not being sustainable due to the infrastructure being inadequate. Upon being put to the vote, the motion was CARRIED and it was

RESOLVED – the application be refused on grounds of sustainability, with the final wording of the reasons delegated to officers.

- (b) 14/01274/OUT – Residential development of up to 49 dwellings (outline – access), Land at Beech Drive, Thornton – JH Hallam & Son Limited

Members expressed concern regarding the impact of the proposed development on residents due to the lack of infrastructure and the additional traffic exacerbating the existing issues.

Councillor Bannister left the meeting at 7.30pm.

It was MOVED by Councillor O'Shea and SECONDED by Councillor Boothby that the application be refused due to being outside of the settlement boundary, having an adverse impact on residents and being unsustainable due to the lack of infrastructure. Upon being put to the vote the motion was CARRIED and it was

RESOLVED – the application be refused on grounds of unsustainability, impact on residents and being outside of the settlement boundary.

- (c) 15/00074/COU – Change of use from ground floor hot food takeaway (use class A5) to Bangladeshi meeting centre (use class D1) and alterations to front elevation (revised proposal), The Pantry, 102 Rugby Road, Hinckley – Mr Kamal Ullah

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

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

- (d) 14/01258/FUL – Erection of one wind turbine up to 76 metres in hub height and up to 100 metres in tip height with associated infrastructure including access track, turbine foundations, crane hardstanding, substation, associated underground cabling and temporary meteorological mast, land at Little Markfield Farm, Forest Road, Markfield – Mrs Brenda Featherstone

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

RESOLVED – the application be refused for the reasons contained in the officer's report as amended in the late items.

- (e) 14/00924/FUL – Erection of two storey "drive-through" restaurant with associated parking and landscaping, land west of Dodwells Road, Hinckley – Plesvale Ltd

Concern was expressed by members that the exit onto the highway was dangerous for cars, pedestrians and cyclists, the highway was already congested, there were pedestrian safety issues within the site due to vehicle movements, and the proposed development would impact upon neighbouring businesses. It was MOVED by Councillor Taylor and SECONDED by Councillor Lynch that the application be refused on grounds of highway safety and capacity and adverse impact on businesses. Upon being put to the vote the motion was CARRIED and it was

RESOLVED – the application be refused on grounds of impact on highway, pedestrian and cyclist safety due to the inadequate access and impact on congestion on the highway network. It was also refused on the grounds of detrimental impact on the safety, security and function of neighbouring businesses.

- (f) 15/00014/FUL – Erection of two new dwellings including demolition of existing double garage and part of existing bungalow to create a new shared vehicular access, 61 Burbage Road, Burbage – Mrs Sheila Bennett

It was moved by Councillor Hall, seconded by Councillor Lynch and

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

- (g) 14/01084/FUL – Partial demolition of, and extensions and alterations to, an existing dwelling and erection of two new dwellings, alterations to access and erection of a new boundary wall, 20 Rookery Lane, Groby – Executors and Trustees of Cynthia Fogerty Deceased

Members expressed concern that, whilst there was potential for development on the site, the proposed dwelling to the rear would be overbearing due to its height and the level of the land in relation to the existing properties. Concerns were also raised about highway safety relating to the access and about the potential for the dwellings fronting Rookery Lane appearing as a 'terrace'. It was **MOVED** by Councillor O'Shea and **SECONDED** by Councillor Allen that the application be **DEFERRED** for further consideration of these matters and discussion with the applicant. Upon being put to the vote the motion was **CARRIED** and it was

RESOLVED – the application be deferred for further discussion in relation to the access, levels / scale and design of the proposed development.

- (h) 15/00032/COU – Change of use of agricultural building for the storage of farm machinery and vehicles, Ivy House Farm, Hall Lane, Odstone – Mr David Alex Longwill

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

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

448 APPEAL DECISIONS

Members received decision notices relating to recent appeals for 9 Hill Rise, Burbage, Land east of Groby Village Cemetery, Ratby Road, Groby and The Stables, Bagworth Road, Newbold Heath. It was moved by Councillor Allen, seconded by Councillor Morrell and

RESOLVED – the outcomes be noted.

449 APPEALS PROGRESS

Members were updated on the progress of various appeals since the previous meeting. It was moved by Councillor Allen, seconded by Councillor Morrell and

RESOLVED – the report be noted.

450 DELEGATED DECISIONS ISSUED

Members were provided with a list of delegated decisions taken. It was moved by Councillor Morrell, seconded by Councillor Allen and

RESOLVED – the report be noted.

(The Meeting closed at 9.29 pm)

CHAIRMAN