

HINCKLEY AND BOSWORTH BOROUGH COUNCIL

PLANNING COMMITTEE

16 JUNE 2020 AT 5.30 PM

PRESENT: Mrs MJ Crooks - Chairman
Mr DJ Findlay – Vice-Chairman
Mrs CM Allen, Mr RG Allen, Mr CW Boothby, Mr SL Bray (for Mrs LJ Mullaney),
Mr MB Cartwright, Mr JMT Collett (for Mrs H Smith), Mr DS Cope, Mr WJ Crooks,
Mr REH Flemming, Mr A Furlong, Mr SM Gibbens, Mr E Hollick, Mr KWP Lynch,
Mr RB Roberts and Mr BR Walker

Also in attendance: Councillor DC Bill MBE and Councillor MC Sheppard-Bools

Officers in attendance: Matthew Bowers, Jenny Brader, Julie Kenny, Rebecca Owen, Michael Rice and Nicola Smith

375 APOLOGIES AND SUBSTITUTIONS

Apologies for absence were submitted on behalf of Councillors L Mullaney and Smith, with the following substitutions authorised in accordance with council procedure rule 10:

Councillor Bray for Councillor Mullaney
Councillor Collett for Councillor Smith.

376 MINUTES

It was noted that there had been an omission in the minutes of the previous meeting in relation to application 19/01437/FUL as a member had requested that any member that had concerns about the conditions imposed on the granting of permission contact the Planning Manager within 48 hours. There was, however, no change to the motion or resolution in relation to that item.

It was moved by Councillor Bray, seconded by Councillor W Crooks and

RESOLVED – the minutes of the meeting be approved subject to the abovementioned amendment.

377 DECLARATIONS OF INTEREST

Councillor R Allen reported that he had been approached by the applicant in relation to application 19/01324/OUT and had offered factual information but had not formed a view.

Councillor Collett stated that, whilst he had made comments in relation to application 19/01324/OUT, he had come to the meeting with an open mind and would listen to the debate before forming a view.

Councillor J Crooks stated that she was ward councillor for application 20/00143/FUL but had come to the meeting with an open mind.

Councillor W Crooks stated that he had spoken against the previous application on land south of Cunnery Close, Barlestone.

378 DECISIONS DELEGATED AT PREVIOUS MEETING

It was noted that all decisions delegated at the previous meeting had been issued.

379 19/01324/OUT - LAND AT WYKIN LANE, STOKE GOLDING

Residential development of up to 55 dwellings (outline – access only)

Notwithstanding the officer recommendation that permission be granted, some members felt that the proposal would result in an unacceptable increase in traffic movement which would be detrimental to highway safety and would cause substantial harm to the intrinsic value, beauty and open character of the village which was not outweighed by the benefit of the provision of 55 homes. It was moved by Councillor Collett and seconded by Councillor R Allen that permission be refused for these reasons.

Councillor Collett, supported by two further councillors, requested that voting on the motion be recorded. The vote was taken as follows:

Councillors C Allen, R Allen, Boothby, Collett, Furlong, Gibbens, Hollick and Roberts voted FOR the motion (8);

Councillors Bray, Cartwright, J Crooks, Findlay, Flemming, Lynch and Walker voted AGAINST the motion (7);

Councillor Cope and W Crooks abstained from voting.

The motion was therefore declared CARRIED and it was

RESOLVED – permission be refused for the following reasons:

- (i) The proposed development would lead to an unacceptable increase in traffic movements, including commuter and deliver vehicles, especially in the evening, along Wykin Lane which is a single track road. This would result in a severe impact upon the safety of vehicular traffic as well as cyclists and pedestrians and is therefore contrary to policy DM17 of the Site Allocations and Development Management Policies DPD (2016);
- (ii) The application proposes development which would extend further to the south, beyond the historic settlement of Stoke Golding and into the countryside. This would be detrimental to the intrinsic value, beauty and open character of the countryside and the harm would therefore be demonstrable and the benefits of the proposal would not outweigh the harm identified. The development is therefore contrary to policy DM4 of the Site Allocations and Development Management Policies DPD (2016).

380 20/00102/OUT - LAND SOUTH OF CUNNERY CLOSE, BARLESTONE

Application for residential development for up to 176 dwellings with public open space, landscaping and sustainable drainage systems (outline – access only) resubmission of 19/01011/OUT

Notwithstanding the officer's recommendation that permission be granted, some members felt that the proposed development would be out of keeping with the character of the area and that it would be detrimental to highway safety due to access being via an unclassified road with on street parking and junctions operating above capacity. It was moved by Councillor W Crooks and seconded by Councillor R Allen that permission be refused for these reasons.

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

RESOLVED – permission be refused for the following reasons:

- (i) The development would be out of keeping with the character of the area and therefore contrary to policies DM4 and DM10 of the Site Allocations and Development Management Policies DPD (2016);
- (ii) Access to the site is via an unclassified road which has on-street parking and where the junctions operate above practical capacity. The development would therefore be detrimental to highway safety and contrary to policy DM17 of the Site Allocations and Development Management Policies DPD (2016).

381 20/00143/FUL - LAND SOUTH OF BOSWORTH LANE, NEWBOLD VERDON

Application for residential development of 116 dwellings

It was moved by Councillor Findlay and seconded by Councillor Bray that permission be granted with the final detail of the conditions to be delegated to the Planning Manager in consultation with the chairman and ward councillors.

Councillor Cartwright proposed an amendment that any application to vary the section 106 agreement be brought back to the Planning Committee and Councillor J Crooks proposed that a condition be added in relation to management of the grassed areas. The mover and seconder of the original motion accepted these amendments.

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

RESOLVED –

- (i) Permission be granted subject to:
 - a. The completion within three months of this resolution of a S106 agreement to secure the following obligations:
 - NHS West Leicestershire CCG: £58,790.82
 - Education: £925,038.07
 - Civic amenity: £5,745.00
 - Libraries: £3,380.00
 - Affordable housing: 40%
 - Play and open space: £248,203.28
 - Off-site highway improvements to Bosworth Lane / Barlestone Road junction;
 - b. The conditions contained in the officer's report;
- (ii) The Planning Manager be granted delegated powers to determine the final detail of the planning conditions in consultation with the ward members;

- (iii) The Planning Manager be granted delegated powers to determine the terms of the S106 agreement including trigger points and claw back periods;
- (iv) Any application to vary the S106 contributions be brought back to the Planning Committee.

The meeting adjourned at 7.52pm and reconvened at 8.03pm.

382 20/00020/FUL - LAND ADJACENT LODGE FARM, WOOD ROAD, NAILSTONE

Application for change of use of part of land for the siting of storage container units (use class B8) and a machinery and maintenance building, vehicular access, screen wall and screen planting

Notwithstanding the officer's recommendation that permission be refused, some members felt that the application should be approved as it would bring the land back into use.

At this juncture, it having reached almost 8.30pm, it was moved by Councillor J Crooks, seconded by Councillor Findlay and

RESOLVED – the meeting be permitted to continue past 8.30pm.

It was moved by Councillor W Crooks and seconded by Councillor Bray that permission be granted with final detail of the conditions delegated to the Planning Manager in consultation with ward councillors but to include conditions relating to time restrictions, plans, restriction to storage containers and landscaping.

It was subsequently moved by Councillor Cartwright and seconded by Councillor Roberts that permission be refused for the reasons outlined in the officer's report.

Being the first motion received, the vote was taken on Councillor W Crooks' motion. The motion was CARRIED and it was therefore

RESOLVED – permission be granted with the conditions delegated to the Planning Manager in consultation with ward councillors.

383 APPEALS PROGRESS

Consideration was given to a report which provided an update on appeals.

Councillor Bray left the meeting at 8.35pm.

It was moved by Councillor W Crooks, seconded by Councillor R Allen and

RESOLVED – the report be noted.

(The Meeting closed at 8.38 pm)

CHAIRMAN