

HINCKLEY AND BOSWORTH BOROUGH COUNCIL

PLANNING COMMITTEE

29 SEPTEMBER 2020 AT 6.30 PM

PRESENT: Cllr DJ Findlay (Vice-Chairman, in the Chair)
Cllr DJ Findlay (Vice-Chair, in the Chair), Cllr CW Boothby, Cllr SL Bray,
Cllr MB Cartwright (for Cllr MJ Crooks), Cllr MA Cook (for Cllr H Smith),
Cllr REH Flemming, Cllr A Furlong, Cllr DT Glenville (for Cllr WJ Crooks),
Cllr E Hollick, Cllr KWP Lynch, Cllr LJ Mullaney, Cllr RB Roberts,
Cllr MC Sheppard-Bools (for Cllr SM Gibbens), Cllr BR Walker and
Cllr HG Williams (for Cllr RG Allen)

Also in attendance: Councillor DC Bill MBE and Councillor P Williams

Officers in attendance: Matthew Bowers, Rhiannon Hill, Julie Kenny, Helen Knott,
Rebecca Owen, Michael Rice and Nicola Smith

476 APOLOGIES AND SUBSTITUTIONS

Apologies for absence were submitted on behalf of Councillors C Allen, R Allen,
Cope, J Crooks, W Crooks, Gibbens and Smith, with the following substitutions
authorised in accordance with council procedure rule 10:

Councillor H Williams for Councillor R Allen
Councillor Cartwright for Councillor J Crooks
Councillor Glenville for Councillor W Crooks
Councillor Sheppard-Bools for Councillor Gibbens
Councillor Cook for Councillor Smith.

477 MINUTES

It was acknowledged that Councillor Boothby's apologies were not recorded in
the minutes of the previous meeting yet had been reported to that meeting. It was
moved by Councillor Findlay, seconded by Councillor Cartwright and

RESOLVED – the minutes of the meeting held on 8 September be
approved as a correct record subject to the abovementioned
amendment.

478 DECLARATIONS OF INTEREST

Councillor Cook declared a pecuniary interest in item 10 as the applicant and
confirmed that she would leave the meeting during consideration of the item.

Councillors Boothby, Roberts and H Williams declared personal interests in item
10 as the applicant was a fellow councillor.

Councillors Glenville stated that, in relation to item 7, she had voted at Burbage
Parish Council but had come to this meeting with an open mind.

In relation to item 7, Councillors Flemming, Lynch and Walker stated that they had not voted when the item was considered by Burbage Parish Council.

Councillor Cartwright stated that he had been involved in discussions on previous applications on land to the east of Wallace Drive, Groby, but he did not have an interest to declare in the application under consideration at this meeting.

479 DECISIONS DELEGATED AT PREVIOUS MEETING

It was reported that all decisions delegated at the previous meeting had been issued with the exception of application 20/00444/FUL which was subject to a S106 agreement.

480 19/01405/OUT - LAND NORTH OF DEEPPDALE FARM, LUTTERWORTH ROAD, BURBAGE

Application for residential development of up to 135 dwellings (outline – access only)

Notwithstanding the officer's recommendation that permission be granted, some members felt that the development was located in open countryside where built development would have an adverse impact on the intrinsic value, beauty and open character contrary to policy DM4 of the Site Allocations and Development Management Policies DPD. They felt that the harm to the countryside outweighed the benefit that housing would deliver. It was moved by Councillor Walker and seconded by Councillor Flemming that permission be refused for this reason. Councillor Walker, supported by four further councillors, requested that voting on this motion be recorded.

The vote was taken as follows:

Councillors Boothby, Bray, Cartwright, Cook, Findlay, Flemming, Furlong, Glenville, Hollick, Lynch, Mullaney, Roberts, Sheppard-Bools, Walker and Williams voted FOR the motion (15).

There were no votes against the motion and no abstentions.

The motion was therefore declared CARRIED and it was unanimously

RESOLVED – permission be refused due to the proposal having an adverse impact on the intrinsic value, beauty and open character of the countryside contrary to policy DM4 of the Site Allocations and Development Management Policies DPD.

At this juncture, due to the chairman experiencing connection issues, it was moved by Councillor Cartwright, seconded by Councillor Sheppard-Bools and

RESOLVED – Councillor Bray be appointed Vice-Chairman for this meeting only and be permitted to take the chair should the chairman leave the meeting.

481 19/01407/FUL - LAND TO THE EAST, WALLACE DRIVE, GROBY

Application for change of use of land to two gypsy/traveller pitches comprising of two static caravans, one day room and two touring caravans and associated infrastructure.

It was moved by Councillor Cartwright and seconded by Councillor Findlay that permission be refused in accordance with the officer's recommendation. Following further discussion, Councillor Cartwright, seconded by Councillor Findlay, proposed an amendment that the first sentence of reason for refusal 2 be amended to read "the proposal would result in an unacceptable increase in traffic using access tracks which have inadequate width and geometry and are also public rights of way or intersected by public rights of way". Upon being put to the vote, the motion as amended was CARRIED and it was unanimously

RESOLVED – permission be refused for the following reasons:

- (i) The access as proposed via Wallace Drive does not provide an access track of sufficient width and geometry to allow a touring caravan and car to access the site. In the absence of a suitable access track width from Wallace Drive it is likely that the occupiers would utilise the established access track via the A50. The proposed development would therefore result in an unacceptable increase in traffic using the A50 access that also has inadequate width and geometry. This would lead to vehicles giving way within or reversing onto an A classified road subject to a 40mph speed limit which would have a severe impact on highway safety. This would be contrary to policy DM17 of the Site Allocations and Development Management Policies DPD, policy 18 of the Core Strategy and paragraph 109 of the NPPF;
- (ii) The proposal would result in an unacceptable increase in traffic using access tracks which have inadequate width and geometry and are also public rights of way or intersected by public rights of way. This would lead to a conflict between pedestrians and motorists using the track and ultimately pedestrian safety issues. This would be contrary to policy DM17 of the Site Allocations and Development Management Policies DPD and policy 18 of the Core Strategy.

482 20/00353/FUL - RESERVOIR INN, MAIN STREET, THORNTON

Application for change of use of public house (class A4) to five self contained flats (class C3), alterations.

Notwithstanding the officer's recommendation that permission be granted, members felt that the change of use of the building to a residential use would result in the total loss of its historic and purposeful community use, harming its historic value. As a result, the proposal would have an adverse effect upon the significance of this local heritage asset. The proposal would therefore be contrary to policies DM11 and DM12 of the Site Allocations and Development

Management Policies DPD. It was therefore moved by Councillor Boothby and seconded by Councillor Cartwright that permission be refused for these reasons.

Councillor Cartwright, supported by Councillor Boothby, proposed an amendment that a reason for refusal be added in relation to the loss of employment use. Following advice, this amendment was withdrawn.

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

RESOLVED – permission be refused as the change of use would have an adverse effect upon the significance of the local heritage asset contrary to policies DM11 and DM12 of the Site Allocations and Development Management Policies DPD.

483 20/00411/FUL - 23 MASEFIELD DRIVE, EARL SHILTON, LE9 7GS

Application for two storey side and single storey rear extension and creation of new vehicular access to front.

It was moved by Councillor Bray, seconded by Councillor Cartwright and unanimously

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

484 20/00692/HOU - 12 FOX'S COVERT, FENNY DRAYTON, CV13 6BG

Application for front extension to existing garage and erection of front porch.

Having declared a pecuniary interest in this item, Councillor Cook left the meeting at 8.29pm.

It was moved by Councillor Bray, seconded by Councillor Hollick and unanimously

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

485 APPEALS PROGRESS

Members received an update on progress in relation to various appeals. The report was noted.

(The Meeting closed at 8.37 pm)

CHAIRMAN