

HINCKLEY AND BOSWORTH BOROUGH COUNCIL

PLANNING COMMITTEE

25 MAY 2021 AT 6.30 PM

PRESENT: Cllr MJ Crooks - Chairman  
Cllr DJ Findlay – Vice-Chairman  
Cllr CW Boothby, Cllr SL Bray, Cllr DS Cope, Cllr WJ Crooks,  
Cllr REH Flemming, Cllr SM Gibbens, Cllr L Hodgkins, Cllr MR Lay (for Cllr A  
Furlong), Cllr KWP Lynch, Cllr K Morrell (for Cllr RG Allen), Cllr LJ Mullaney,  
Cllr RB Roberts, Cllr H Smith and Cllr BR Walker

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

Officers in attendance: Matthew Bowers, Rhiannon Hill, Helen Knott, Rebecca  
Owen, Michael Rice, Nicola Smith and Rebecca Valentine-Wilkinson

24 APOLOGIES AND SUBSTITUTIONS

Apologies for absence were submitted on behalf of Councillors C Allen, R Allen and  
Furlong, with the following substitutions authorised in accordance with council procedure  
rule 10:

Councillor Lay for Councillor Furlong  
Councillor Morrell for Councillor R Allen.

25 MINUTES

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

RESOLVED – the minutes of the meeting held on 30 March 2021 be  
confirmed as a correct record.

26 DECLARATIONS OF INTEREST

Councillor Flemming, Lynch and Walker declared that they sat on the Burbage Parish  
Council Planning Committee when application 20/01193/FUL was discussed but came to  
the meeting with an open mind.

27 DECISIONS DELEGATED AT PREVIOUS MEETING

It was reported that all decisions made at the previous meeting had been issued, with the  
exception of 20/00470/FUL which had been deferred and was on the agenda for this  
meeting.

28 20/01319/FUL - UNIT 3, 25 HAWLEY ROAD, HINCKLEY

This application had been withdrawn.

29 20/01021/OUT - LAND AT STATION ROAD, MARKET BOSWORTH

Application for residential development up to 63 dwellings with associated access, landscaping, open space and drainage infrastructure (outline – access to be considered).

Notwithstanding the officer's recommendation that permission be granted, it was moved by Councillor Flemming and seconded by Councillor B Crooks that permission be refused as the development, due to its location in the open countryside, would harm the character and appearance of the area and diminish the enjoyment users derive from that area, including designated views as identified in the Market Bosworth Neighbourhood Plan. It would therefore be contrary to policy CE3 (important views and vistas), most notably point 6.1p, 6.1q and point 11 of the Market Bosworth Neighbourhood Plan. They also felt that the development would be contrary to policy DM4 of the Site Allocations and Development Management Policies DPD 2016 and the application would fail to protect the intrinsic value, beauty, open character and landscape character of the countryside and whilst considering the tilted balance, the harm to the character and appearance of the area would significantly and demonstrably outweigh the benefits of the proposed housing.

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

RESOLVED – permission be refused for the following reason:

The development, due to its location in the open countryside, would harm the character and appearance of the area and diminish the enjoyment users derive from that area, including designated views as identified in the Market Bosworth Neighbourhood Plan. It would therefore be contrary to policy CE3 point 6.1p, 6.1q and point 11 of the Market Bosworth Neighbourhood Plan. The development would be contrary to policy DM4 of the Site Allocations and Development Management Policies DPD 2016 and the application would fail to protect the intrinsic value, beauty, open character and landscape character of the countryside and whilst considering the tilted balance, the harm to the character and appearance of the area would significantly and demonstrably outweigh the benefits of the proposed housing.

30 20/00470/FUL - GARDEN FARM, BAGWORTH ROAD, BARLESTONE, NUNEATON

Application for residential development of 99 dwellings with associated infrastructure, vehicular accesses and areas of open space.

Notwithstanding the officer's recommendation that permission be granted, it was moved by Councillor B Crooks and seconded by Councillor Hodgkins that permission be refused on grounds of highway safety contrary to policy DM17 of the Site Allocations and Development Management Policies DPD 2016 and development in the open countryside contrary to policy DM4 of the Site Allocations and Development Management Policies DPD 2016. Upon being put to the vote, the motion was LOST.

It was subsequently moved by Councillor Boothby, seconded by Councillor Findlay and

RESOLVED –

- (i) Permission be granted subject to:
  - a. The conditions contained in the officer's report;

b. The completion within six months of this resolution of a S106 agreement to secure the following obligations:

- 100% affordable housing with a split of 50 units as affordable rented and 49 units as shared ownership
- £3,170.00 for library facilities at Newbold Verdon Library
- £4,903.00 towards improving existing waste facilities at Barwell HWRC
- £50,124.98 towards healthcare provision (GP practices)
- On-site open space requirement of 356.4m<sup>2</sup> of equipped play area with equipment to a minimum value of £64,839.85; 1663.2m<sup>2</sup> of casual / informal play space and 8965m<sup>2</sup> of natural green space along with maintenance costs
- £184,412.07 towards secondary school education at the Market Bosworth School
- Travel packs – 1 per dwelling (can be supplied by LCC at £52.85 per pack)
- Six month bus passes – two per dwelling (2 application forms to be included in travel packs and funded by the developer) (can be supplied by LCC at £360.00 per pass)
- Travel plan monitoring fee of £6,000
- Traffic Regulation Order cost of £7,500.

(ii) The Planning Manager be granted delegated powers to determine the final detail of planning conditions;

(iii) The Planning Manager be granted delegated powers to determine the terms of the S106 agreement including trigger points and claw back periods.

31 21/00062/HOU - 5 MAIN STREET, BARTON IN THE BEANS, NUNEATON

Application for two storey side and rear extensions, including front and rear dormer windows.

It was moved by Councillor Bray and seconded by Councillor Lynch that permission be granted with an amendment to condition 3 to require samples of materials to be submitted. Upon being put to the vote the motion was CARRIED and it was

RESOLVED –

(i) Permission be granted subject to the conditions contained in the officer's report with the abovementioned amendment to condition 3 to require samples of materials to be submitted;

(ii) The Planning Manager be granted delegated powers to determine the final detail of planning conditions.

32 20/01193/FUL - 80 LUTTERWORTH ROAD, BURBAGE

Application for installation of vehicular hardstanding to front garden including dropped kerb access from a B classified highway.

It was moved by Councillor Bray, seconded by Councillor Flemming and

RESOLVED –

- (i) Permission be granted subject to the conditions contained in the officer's report;
- (ii) The Planning Manager be granted delegated powers to determine the final detail of planning conditions.

33 APPEALS PROGRESS

Members noted a report which provided a progress update in relation to appeals.

34 20/01170/FUL - NEW FARM, DESFORD LANE, PECKLETON

Application for change of use of agricultural land for the storage and operation of coaches, hardstanding (retrospective).

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

RESOLVED –

- (i) Permission be granted subject to the conditions contained in the officer's report;
- (ii) The Planning Manager be granted delegated powers to determine the final detail of planning conditions.

(The Meeting closed at 8.42 pm)

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CHAIRMAN