

HINCKLEY AND BOSWORTH BOROUGH COUNCIL

PLANNING COMMITTEE

29 JUNE 2021 AT 6.30 PM

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

Also in attendance: Councillor DC Bill MBE and Councillor R Webber-Jones

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

55 MINUTES

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

RESOLVED – the minutes of the meeting held on 25 May be confirmed as a correct record.

56 DECLARATIONS OF INTEREST

Councillors Flemming, Lynch and Walker stated that they were members of Burbage Parish Council's Planning Committee when application 20/00531/HYB was considered but did not form a view or vote on the item.

Councillors Roberts and Smith stated they were members of Barwell Parish Council's Planning Committee when application 20/01172/REM was considered but did not form a view or vote on the item.

57 DECISIONS DELEGATED AT PREVIOUS MEETING

It was reported that all decisions delegated at the previous meeting had been issued with the exception of application 20/00470/FUL which was subject to a S106 agreement.

58 21/00619/FUL - LAND NORTH OF NEOVIA LOGISTICS SERVICES (UK) LTD, PECKLETON LANE, DESFORD

Demolition of existing buildings and structures, erection of buildings for B2/B8 use with ancillary offices and welfare floorspace, gatehouse, service yards, parking and circulation routes, together with revised access from Peckleton Lane, associated hardstanding, landscaping, diversion of bridleway R119 and ancillary works (resubmission of 20/01009/FUL).

It was moved by Councillor R Allen and seconded by Councillor Boothby that permission be granted. Councillor Bray moved an amendment to add a condition to include a reduced height bund around the existing trees and to consider inclusion of a pedestrian crossing which was supported by the mover and seconder of the original motion and adopted as the substantive motion. Upon being put to the vote, the motion was CARRIED and it was

RESOLVED –

- (i) Permission be granted subject to:
  - a. The completion within six months of this resolution of a S106 agreement to secure the following obligations:
    - £464,625 towards Desford cross roads;
    - The provision of a bus service;
    - £11,337.50 for travel plan monitoring;
    - £7,500 for traffic regulation orders (weight restriction);
    - Provision of bus passes for six months;
  - b. The conditions contained within the officer's report and late items;
  - c. An additional or amended condition requiring reduction of the height of the bund around the existing trees.
- (ii) The Planning Manager be granted delegated authority to determine the final detail of planning conditions;
- (iii) The Planning Manager be granted delegated authority to determine the terms of the S106 agreement including trigger points and clawback periods;
- (iv) Officers be requested to contact Leicestershire County Council to discuss the appropriateness of a pedestrian refuge or crossing, the decision upon which be delegated to the Planning Manager.

59 20/00531/HYB - LAND EAST OF STRETTON CROFT, WOLVEY ROAD, BURBAGE

Full application for erection of a roadside services facility comprising a petrol filling station, drive through restaurant (class A1/A3/A5) with new vehicular access (via A5 Watling Street), together with internal roads, car/cycle parking, drainage works, earthworks, landscaping and other associated infrastructure. Outline application for erection of class B1 and flexbile class B1/B2/B8 units with access via the A5 (Watling Street) together with the construction of internal roads, vehicle and cycle parking, drainage works, earthworks, landscaping and other associated infrastructure (cross boundary application with Rugby Borough Council).

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

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:
    - Ecological mitigation
    - £11,337.50 travel plan monitoring system
    - Appointment of a travel plan coordinator
    - Six month bus passes per employee
    - Travel pack.
  - b. The conditions contained in the officer's report;
- (ii) The Planning Manager be granted delegated authority to determine the final detail of planning conditions;
- (iii) The Planning Manager be granted delegated authority to determine the terms of the S106 agreement including trigger points and claw back periods.

60 20/01172/REM - LAND AT CRABTREE FARM, HINCKLEY ROAD, BARWELL

Application for approval of reserved matters (appearance, landscaping, layout and scale) of outline planning permission 18/00279/OUT for residential development of 25 dwellings.

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 authority to determine the final detail of the planning conditions;
- (iii) Any future application or variation on this site be brought to the Planning Committee.

61 21/00227/HOU - 29 WEST STREET, EARL SHILTON

Application for single storey extension at rear of house.

It was moved by Councillor R Allen, seconded by Councillor C Allen 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.

62 APPEALS PROGRESS

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

(The Meeting closed at 7.44 pm)

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CHAIRMAN