

HINCKLEY AND BOSWORTH BOROUGH COUNCIL

PLANNING COMMITTEE

20 JULY 2021 AT 6.30 PM

PRESENT: Cllr MJ Crooks - Chairman
Cllr DJ Findlay – Vice-Chairman
Cllr CW Boothby, Cllr SL Bray, Cllr MA Cook (for Cllr CM Allen), Cllr DS Cope,
Cllr WJ Crooks, Cllr REH Flemming, Cllr A Furlong, Cllr SM Gibbens,
Cllr L Hodgkins, 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 MR Lay and Councillor
LJP O'Shea JP

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

70 APOLOGIES AND SUBSTITUTIONS

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

Councillor Cook for Councillor C Allen
Councillor Morrell for Councillor R Allen.

71 MINUTES

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

RESOLVED – the minutes of the meeting held on 29 June 2021 be
approved as a correct record.

72 DECLARATIONS OF INTEREST

Councillors J Crooks and W Crooks declared a pecuniary interest in application
21/00466/HOU as the applicants.

Councillors Cook, Morrell, Roberts and Smith declared a personal interest in application
21/00290/OUT as the applicant was a member of their political group.

Councillors Bray, Cope, Findlay, Flemming, Gibbens, Hodgkins, Lynch, Mullaney and
Walker declared a personal interest in application 21/00290/OUT as the applicant was a
member of their political group.

Councillor Furlong declared a personal interest in application 20/00511/FUL as he lived
near the site.

73 DECISIONS DELEGATED AT PREVIOUS MEETING

It was reported that all decisions had been issued with the exception of those that were
subject to a S106 agreement.

74 20/00511/FUL - LAND OFF BEECH DRIVE, THORNTON

Application for residential development of 49 dwellings with associated infrastructure, access and areas of open space.

An objector, the agent, the county councillor and the ward councillor spoke on this application.

Notwithstanding the officer's recommendation that permission be granted, it was moved by Councillor Bray and seconded by Councillor Boothby that permission be refused as the significant and demonstrable impact on the countryside would not be outweighed by the benefit of providing housing and would therefore be contrary to policy DM4 of the Site Allocations and Development Management Policies DPD and the substandard visibility of the junction of Hawthorn Drive and Main Street would have an unacceptable impact on highway safety contrary to policy DM17 of the Site Allocations and Development Management Policies DPD and paragraph 109 of the NPPF.

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

RESOLVED – permission be refused for the following reasons:

- (i) The development, due to its incursion into the countryside to the south west of the village of Thornton would have a significant and demonstrable impact on the intrinsic value, beauty and open character of the countryside. This is not outweighed by the benefit of providing housing. The development is therefore contrary to policy DM4 of the Site Allocations and Development Management Policies DPD;
- (ii) The substandard visibility of the junction of Hawthorn Drive and Main Street would lead to an unacceptable impact on highway safety contrary to policy DM17 of the Site Allocations and Development Management Policies DPD and paragraph 109 of the National Planning Policy Framework.

At this juncture, Councillor Boothby declared a personal interest in the following application due to the applicant being a member of his political group.

75 21/00290/OUT - 14 CHESTERFIELD WAY, BARWELL

Application for residential development for four dwellings (outline – access and scale).

An objector and the agent spoke on this application.

Notwithstanding the officer's recommendation that permission be granted, it was moved by Councillor Roberts and seconded by Councillor Findlay that permission be refused due to having an adverse impact on neighbours due to the proximity of the new properties to the existing properties on Chesterfield Way, being detrimental to the character of the area and constituting over development contrary to policy DM10 of the Site Allocations and Development Management Policies DPD.

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

RESOLVED – permission be refused as the development would have an adverse impact on neighbours due to the proximity of the new properties to the existing properties on Chesterfield Way, being detrimental to the character of the area and constituting over development contrary to policy DM10 of the Site Allocations and Development Management Policies DPD.

76 21/00251/FUL - LAND EAST OF HIGHAM LANE, STOKE GOLDING

Application for erection of building and change of use of land to form a dog day care facility (part-retrospective) (resubmission of 20/00570/FUL).

The agent and a representative of Stoke Golding Parish Council spoke on the application.

It was moved by Councillor Roberts, seconded by Councillor Cook and

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

77 21/00130/FUL - THE ACORNS, 236 ASHBY ROAD

Application for erection of two dwellings.

An objector and the agent spoke on this application.

Notwithstanding the officer's recommendation that permission be granted, it was moved by Councillor Gibbens and seconded by Councillor Bray that permission be refused due to constituting inappropriate back land development and therefore out of keeping with the character of the area and is contrary to policy DM10 of the Site Allocations and Development Management Policies DPD and the Good Design Guide.

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

RESOLVED – permission be refused due to being inappropriate back land development which is out of keeping with the character of the area and contrary to policy DM10 of the Site Allocations and Development Management Policies DPD and the Good Design Guide.

78 20/01293/FUL - LONG BARN, TOOLEY FARM, EARL SHILTON

Application for conversion of barn into two dwellings.

The agent spoke on the application.

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 authority to determine the final detail of the planning conditions.

79 20/00191/FUL - PAYNES GARAGES, HINCKLEY

Application for installation of 4 x 5 metre high lamp columns and associated lighting units.

The ward councillor spoke on this application.

Whilst generally in support of this application, members expressed concern about the overall impact of the lighting on site on neighbours. It was moved by Councillor Lynch and seconded by Councillor Bray that the item be deferred for a site visit and to allow officers to approach the applicant to discuss the issues raised.

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

RESOLVED – the application be deferred for a site visit and discussion with the applicant.

80 21/00531/HYB- WOOD FARM, STANTON

Hybrid application comprising of outline permission for the erection of buildings for storage and distribution uses (class B8), general industry (class B2) and associated infrastructure including the formation of a new access (all matters reserved except for access) and full planning permission for the demolition of existing farmstead and relocation, including the erection of two replacement farm managers' dwellings and associated agricultural buildings and structures (revised scheme).

The agent, a supporter, a representative of the local parish council and the ward councillor spoke on this item.

Notwithstanding the officer's recommendation that permission be granted, members felt that this application constituted industrial incursion into the countryside and would have an adverse impact on the rural location contrary to policy DM4 of the Site Allocations and Development Management Policies DPD. It was moved by Councillor Furlong and seconded by Councillor Findlay that permission be refused for these reasons.

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

RESOLVED – permission be refused due to the industrial incursion into the countryside, which is also part of the National Forest and Charnwood Forest, which would have an adverse impact on the intrinsic value, beauty, open character and landscape character of this rural location and is therefore contrary to policy DM4 of the Site Allocations and Development Management Policies DPD.

81 EXTENSION OF TIME

Having reached 9.30pm, it was moved by Councillor J Crooks, seconded by Councillor Findlay and

RESOLVED – the meeting be permitted to continue after 9.30pm.

82 20/01324/CONDIT- 128 MAIN STREET, MARKFIELD

Application for variation of conditions 2 and 4 of planning permission 14/01082/FUL to remove the granite plinth from front elevations and the erection of canopies above front doors (part retrospective).

The ward councillor spoke on the application.

Notwithstanding the officer recommendation that permission be granted, Councillor Furlong proposed that permission be refused. Following further discussion, Councillor Furlong withdrew this motion and, seconded by Councillor Findlay, proposed that the application be deferred to for discussion with applicants in relation to rendering the properties.

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

RESOLVED – the application be deferred to seek rendering of the properties.

83 APPEALS PROGRESS

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

Having declared pecuniary interests in the following application as the applicants, Councillors J Crooks and W Crooks left the meeting at 9.54pm.

Councillor Findlay took the chair at this juncture.

84 21/00466/HOU - 9 HORNBEAM ROAD, NEWBOLD VERDON

Application for single storey rear extensions.

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

RESOLVED –

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

(The Meeting closed at 9.55 pm)

CHAIRMAN