

HINCKLEY AND BOSWORTH BOROUGH COUNCIL

PLANNING COMMITTEE

17 AUGUST 2021 AT 6.30 PM

PRESENT: Cllr MJ Crooks - Chairman  
Cllr DJ Findlay – Vice-Chairman

Cllr CM Allen, Cllr RG Allen, Cllr SL Bray, Cllr MA Cook (for Cllr CW Boothby),  
Cllr WJ Crooks, Cllr REH Flemming, Cllr A Furlong, Cllr SM Gibbens,  
Cllr DT Glenville (for Cllr DS Cope), Cllr KWP Lynch, Cllr LJ Mullaney,  
Cllr RB Roberts, Cllr BR Walker and Cllr P Williams (for Cllr L Hodgkins)

Also in attendance: Councillor DC Bill MBE

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

102 APOLOGIES AND SUBSTITUTIONS

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

Councillor Cook for Councillor Boothby  
Councillor Glenville for Councillor Cope  
Councillor Williams for Councillor Hodgkins.

103 MINUTES

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

RESOLVED – the minutes of the meeting held on 20 July be approved as a correct record.

104 DECLARATIONS OF INTEREST

Councillors Flemming, Lynch and Walker declared that they were members of the Burbage Parish Council Planning Committee which had considered application 21/00236/FUL but had not voted on the application at that meeting.

Councillor Williams declared that he had taken part in the vote on application 21/00236/FUL at Burbage Parish Council's Planning Committee and stated that he would not take part in the debate nor vote on the application at this meeting.

Councillor Roberts declared that he had previously made comments in relation to application 20/01288/FUL but stated that he had come to the meeting with an open mind.

105 DECISIONS DELEGATED AT PREVIOUS MEETING

It was reported that all decisions had been issued with the exception of those on applications 20/00191/FUL and 20/01324/CONDIT which had been deferred to a future meeting.

106 20/01357/FUL & 20/01378/LBC - THISTLE COTTAGE 8 MARKET PLACE MARKET BOSWORTH

It was noted that these applications had been deferred to the following meeting.

107 20/01206/FUL - 99B MAIN STREET MARKFIELD

Application for change of use from shop to hot food takeaway, ventilation flue.

The applicant spoke on this application.

It was moved by Councillor Furlong and seconded by Councillor Bray that permission be granted with an amendment to condition 4, the drafting of which to be delegated to the Planning Manager, to require inspection of the premises by Environmental Health officers prior to first use to ensure its compliance with requirements outlined in paragraph 8.18 of the report in relation to noise and odour reduction. It was also requested that the ward councillors be consulted on the outcome of that inspection before sign off. Upon being put to the vote, the motion was CARRIED and it was

RESOLVED –

- (i) Permission be granted subject to:
  - a. the conditions outlined in the officer's report;
  - b. an amendment to condition 4 to require inspection of the noise and odour attenuation scheme before first use.
- (ii) The Planning Manager be granted authority to determine the final detail of planning conditions and the wording of the amended condition 4;
- (iii) The ward councillors be consulted on the outcome of the inspection by Environmental Health officers prior to first use.

108 20/01288/FUL - WINFREY FARM DADLINGTON LANE STAPLETON

Application for conversion of existing agricultural buildings into four dwellings including extensions, detached garage and demolition of two existing agricultural buildings.

The agent spoke on this application.

It was moved by Councillor Bray and seconded by Councillor J Crooks that permission be granted.

Councillor R Allen, seconded by Councillor Findlay, proposed an amendment in relation to fibre optic broadband in that the Planning Manager be asked to investigate where the nearest cabinet was located and if within a reasonable distance, a condition be added requiring connection of broadband to the properties. The amendment was accepted by

the mover and seconder of the original motion. Upon being put to the vote, the motion as amended was CARRIED and it was

RESOLVED –

- (i) Permission be granted subject to the conditions outlined in the officer's report;
- (ii) The Planning Manager be asked to investigate the location of the nearest fibre cabinet and, if reasonable, include a condition requiring connection;
- (iii) The Planning Manager be granted delegated authority to determine the final detail of planning conditions.

109 21/00236/FUL - 36 SAPCOTE ROAD BURBAGE

Application for change of use from C3 dwellinghouse to mixed use C3 dwellinghouse and sui generis dog breeders (retrospective).

An objector spoke on this application on his own behalf and also on behalf of another objector who was unable to attend.

Notwithstanding the officer's recommendation that permission be granted, members felt that the activities would have an impact on neighbours in respect of noise and odour. It was moved by Councillor Flemming and seconded by Councillor Lynch that permission be refused on the basis that the use proposed due to the number of dogs that would be kept at the property would lead to significant noise and odour impacts which would be detrimental to the residential amenity of surrounding properties and would therefore be contrary to policies DM7 and DM10 of the Site Allocations & Development Management Policies DPD. Upon being put to the vote, the motion was CARRIED and it was

RESOLVED – permission be refused as the proposed use due to the number of dogs that would be kept at the property would lead to significant noise and odour impacts which would be detrimental to the residential amenity of surrounding properties and would therefore be contrary to policies DM7 and DM10 of the Site Allocations & Development Management Policies DPD.

110 20/00191/FUL - PAYNES GARAGES LTD WATLING STREET HINCKLEY

Application for installation of four 5 metre high lamp columns and associated lighting units (retrospective).

It was moved by Councillor J Crooks, seconded by Councillor Findlay and

RESOLVED –

- (i) Planning 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 planning conditions.

111 APPEALS PROGRESS

Members received an update on appeals in progress. It was moved by Councillor W Crooks, seconded by Councillor R Allen and

RESOLVED – the report be noted.

(The Meeting closed at 7.39 pm)

---

CHAIRMAN