

HINCKLEY AND BOSWORTH BOROUGH COUNCIL

PLANNING COMMITTEE

19 OCTOBER 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 MA Cook (for Cllr RB Roberts), Cllr WJ Crooks, Cllr REH Flemming, Cllr A Furlong, Cllr SM Gibbens, Cllr DT Glenville (for Cllr L Hodgkins), Cllr KWP Lynch, Cllr LJ Mullaney, Cllr BR Walker and Cllr P Williams (for Cllr DS Cope)

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

180 APOLOGIES AND SUBSTITUTIONS

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

Councillor Cook for Councillor Roberts

Councillor Glenville for Councillor Hodgkins

Councillor P Williams for Councillor Cope.

181 MINUTES

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

RESOLVED – the minutes of the meeting held on 21 September be confirmed as a correct record.

182 DECLARATIONS OF INTEREST

Councillors C Allen and R Allen declared that they were members of Earl Shilton Town Council's Planning Committee but had not voted on application 21/00607/FUL at that meeting.

Councillor Cook declared that she had previously expressed an opinion on applications 20/01357/FUL and 20/01378/LBC but the application had since been amended and she came to the meeting with an open mind.

Councillors Flemming and Lynch declared that they were members of Burbage Parish Council's Planning Committee but had not participated in discussion on applications 21/00400/HOU and 20/00632/CONDIT. Councillor Walker stated that he was also a member of Burbage Parish Council's Planning Committee and had commented on application 20/00632/CONDIT but having now undertaken a site visit he had come to the meeting with an open mind. Councillor P Williams stated that he had discussed and voted on these two applications at Burbage Parish Council's Planning Committee and said he would abstain from voting on them.

183 DECISIONS DELEGATED AT PREVIOUS MEETING

It was reported that all decisions had been issued with the exception of those that had been deferred and were therefore on the agenda for this meeting.

184 20/01357/FUL - THISTLE COTTAGE 8 MARKET PLACE MARKET BOSWORTH

Application for replacement velux and dormer windows on main roof and roof alterations to rear extension including velux window (retrospective).

This application was presented and debated in conjunction with the following application (20/01378/LBC).

The objector, the applicant and a representative of Market Bosworth Parish Council spoken on this application.

Councillor Bray proposed that permission be granted but subsequently withdrew the motion.

Councillor Cook, seconded by Councillor R Allen, proposed that permission be refused as the development did not complement or enhance the character of the surrounding area and did not mirror the historic street pattern or plan form. Upon being put to the vote, the motion was LOST.

It was then moved by Councillor Bray and seconded by Councillor Flemming that permission be granted with an additional condition that the applicant be allowed six months to apply a weathering solution and carry out works to the chimney. 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 and an additional condition to allow the applicant six months to apply a weathering solution and carry out works to the chimney;
- (ii) The Planning Manager be granted powers to determine the final detail of the planning conditions.

185 20/01378/LBC - THISTLE COTTAGE 8 MARKET PLACE MARKET BOSWORTH

Application for replacement velux and dormer windows on main roof, roof alterations to rear extension including velux window, chimney alteration and internal alterations (retrospective).

This application was presented and debated in conjunction with the previous application (20/01357/FUL).

The objector, the applicant and a representative of Market Bosworth Parish Council spoken on this application.

Councillor Bray proposed that permission be granted but subsequently withdrew the motion.

Councillor Cook, seconded by Councillor R Allen, proposed that permission be refused as the development did not complement or enhance the character of the surrounding

area and did not mirror the historic street pattern or plan form. Upon being put to the vote, the motion was LOST.

It was then moved by Councillor Bray and seconded by Councillor Flemming that permission be granted with an additional condition that the applicant be allowed six months to apply a weathering solution and carry out works to the chimney. Upon being put to the vote, the motion was CARRIED and it was

RESOLVED – Listed building consent be granted subject to the conditions contained in the officer's report and an additional condition to allow the applicant six months to apply a weathering solution and carry out works to the chimney.

186 21/00379/FUL - SEDGEMERE, STATION ROAD, MARKET BOSWORTH

Application for residential development of 73 dwellings with associated access and public open space (resubmission of 20/00131/FUL).

The agent and a representative of Market Bosworth Parish Council spoke on this application.

It was moved by Councillor Cook and seconded by Councillor Findlay that permission be granted with any changes to the S106 contributions being brought back to the Planning Committee for consideration. Upon being put to the vote, the motion was CARRIED and it was

RESOLVED –

- (i) Permission be granted subject to:
 - a. The completion within three months of this resolution of a S106 agreement to secure the following obligation:
 - 40% affordable housing with a split of 75% affordable rented and 25% of the units shared ownership
 - £3,616 towards civic amenity
 - £378,438.32 - £537,491.12 towards primary and secondary education in Market Bosworth
 - Provision of bus stop improvements to the two nearest bus stops on Station Road
 - Travel packs (one per dwelling)
 - Six month bus passes (two application forms per dwelling to be included in travel packs and funded by the developer)
 - £236,590 for play and open space
 - £2,210 for libraries
 - £36,960.81 towards the cost of providing additional accommodation for 176 patients at Market Bosworth GP surgery
 - b. The conditions contained in the officer's report;
- (ii) The Planning Manager be granted powers to determine the final detail of the planning conditions;

- (iii) The Planning Manager be granted powers to determine the terms of the S106 agreement including trigger points and claw back periods;
- (iv) Any changes subsequently proposed to the developer contributions be brought back to Planning Committee for consideration.

187 21/00427/FUL - STARTIN TRACTORS, 2 ASHBY ROAD, TWYCROSS

Application for erection of a new workshop and ancillary services building, new wash bay building and change of use of land to create an agricultural machinery display area.

An objector, the applicant and agent spoken on this application.

It was moved by Councillor R Allen, seconded by Councillor Boothby and

RESOLVED –

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

188 21/00400/HOU - 1 GREENMOOR ROAD, BURBAGE

Application for external step lift.

An objector spoke on this application.

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 powers to determine the final detail of planning conditions.

189 21/00607/FUL - LAND WEST OF BREACH LANE, EARL SHILTON

Application for erection of nine dwellings.

An objector and the applicant spoke on this application.

Notwithstanding the officer's recommendation that permission be granted, it was moved by Councillor R Allen and seconded by Councillor C Allen that the development would not complement and enhance the character of the area and was detrimental to highway safety and should therefore be refused. Upon being put to the vote, the motion was LOST.

It was subsequently moved by Councillor Flemming, seconded by Councillor Lynch and

RESOLVED –

- (i) Permission be granted subject to:
 - a. The completion of a legal agreement to secure off site play and open space contributions
 - b. The conditions contained in the officer's report
- (ii) The Planning Manager be granted powers to determine the final detail of the planning conditions and legal agreement.

190 21/00656/OUT - STOKE FIELDS FARM, HINCKLEY ROAD, STOKE GOLDING

Application for residential development of up to 70 dwellings with associated access, landscaping, open space and drainage infrastructure (outline – access to be considered).

An objector, the agent and a representative of Stoke Golding Parish Council spoke on this application.

It was moved by Councillor Boothby and seconded by Councillor R Allen that the application be deferred for further discussion with the applicant. Following further discussion, the motion was withdrawn.

It was moved by Councillor Bray and seconded by Councillor Walker that permission be granted. Upon being put to the vote, the motion was CARRIED and it was

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:
 - On-site open space minimum requirement of 1176sqm casual/informal play spaces and a 20 year maintenance cost (minimum of £12,700.80), a minimum of 2800sqm of natural green space along with a 20 year maintenance cost (minimum of £39,760.80);
 - Off-site equipped children's play space contribution of £45,846.36 towards site SGT10 and 10 year maintenance of £22,125.60 and outdoor sports provision contribution of £24,326.40 towards site STG10 and 10 year maintenance contribution of £11,558.40
 - 40% affordable housing (28 units) with a split of 75% of the units as social/affordable rented and 25% of the units as intermediate tenure
 - Affordable rented mix shall comprise: 6 x 1 bedroomed two person maisonettes or quarter houses, 8 x 2 bed four person houses and 7 x 3 bedroomed five person houses

- The intermediate tenure should consist of a mixture of two and three bedroomed houses
- Local connection requirement for the affordable housing and cascade mechanism
- £3,467 civic amenity contribution towards Barwell household waste recycling centre
- £2,120 towards provision of additional resources at Hinckley library, Lancaster Road, Hinckley
- £417,039.41 towards education facilities (St Margaret's Church of England Primary School, Stoke Golding £306,432.00, Redmoor Academy £65,962.44 and Hinckley Academy and John Cleveland Sixth Form Centre £44,645.37)
- 1 x travel pack per dwelling along with provision of application forms for 2 x 6 month bus passes (currently Arriva)
- Replacement flags at the nearest two bus stops on Hinckley Road opposite Greenwood Road and outside number 87 (IDs 2571 and 2566)
- £35,441.87 for NHS West Leicestershire CCG to improve and increase clinical services at the Stoke Golding surgery to meet the needs of the identified population

b. Planning conditions contained in the officer's report;

- (ii) The Planning Manager be granted 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.

191 21/00765/HOU - 5 CHAMBERS CLOSE, MARKFIELD, LE67 9NB

Application for two storey front extension.

It was moved by Councillor Furlong, seconded by Councillor Findlay and

RESOLVED –

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

192 21/00169/CONDIT - LAND EAST OF LEICESTER ROAD, BARWELL

Application for variation of conditions 2 (plans) of planning permissions 18/00751/DEEM to amend internal road layout, attenuation pond design, increased service yard and plant room, increased administration building and elevation changes to the ceremonial hall.

Councillor Boothby left the meeting at 9.18pm.

It was moved by Councillor Bray, seconded by Councillor R Allen and

RESOLVED –

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

193 20/00632/CONDIT - 339 RUGBY ROAD, BURBAGE

Application for variation of condition 2 (plans) attached to planning permission 19/00413/FUL.

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

RESOLVED –

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

Councillors Bray and Furlong were absent for the vote on this item.

194 APPEALS PROGRESS

Members received an update on progress in relation to appeals.

(The Meeting closed at 9.26 pm)

CHAIRMAN