

HINCKLEY AND BOSWORTH BOROUGH COUNCIL

PLANNING COMMITTEE

18 JANUARY 2022 AT 6.30 PM

PRESENT: Cllr MJ Crooks - Chairman
Cllr DJ Findlay – Vice-Chairman
Cllr RG Allen, Cllr CW Boothby, Cllr MB Cartwright (for 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 DT Glenville (for Cllr L
Hodgkins), Cllr KWP Lynch and Cllr LJ Mullaney

Also in attendance: Councillor DC Bill MBE and Councillor JMT Collett

Officers in attendance: Matthew Bowers, Louise Jelley, Rebecca Owen and
Michael Rice

279. Apologies and substitutions

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

Councillor Cartwright for Councillor Bray
Councillor Cook for Councillor Allen
Councillor Glenville for Councillor Hodgkins.

280. Minutes

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

RESOLVED – the minutes of the meeting held on 14 December be approved as a correct record and signed by the chairman.

281. Declarations of interest

No interests were declared.

282. Decisions delegated at previous meeting

It was noted that the section 106 agreements were being finalised in relation to the decisions delegated at the previous meeting. It was reported that the target to finalise the section 106 agreement for application 21/00656/OUT which had been reported to the October meeting was approaching and a short extension had been agreed with the chairman.

283. 21/01147/OUT - Land off Wood Lane, Higham on the Hill

Application for residential development for up to 61 dwellings, including a shop, open space, new access and associated works.

Notwithstanding the officer's recommendation that permission be granted, it was moved by Councillor Allen and seconded by Councillor Boothby that permission be refused due to the proposal being outside of the settlement boundary and therefore contrary to policy DM4 of the Site Allocations and Development Management Policies development plan document (2016). Upon being put to the vote, the motion was LOST.

Councillor Cartwright requested that, if members were minded to grant permission, the S106 agreement should include a requirement to market the shop for a period of 24 months. It was subsequently moved by Councillor Lynch, seconded by Councillor Cartwright and

RESOLVED –

(i) Permission be granted subject to:

(a) The completion within 6 months of this resolution a S106 agreement to secure the following obligations:

- Affordable housing at 40% with a split of 75% as social/affordable rented and 25% as intermediate tenure (shared ownership)
- Location connection requirement for the affordable housing for rent and cascade mechanism
- Maximum of 100 square metres of shop floorspace (Use Class Ea)
- Marketing Strategy for the shop (Use Class Ea)
- On-site open space requirement of 1,330sqm informal/casual play space and a 20 year maintenance cost (minimum of £14,364.00)
- Off-site equipped open space contribution of £39,951.83 towards HIG04 and a 10 year maintenance cost (minimum of £19,280.88)
- Off-site outdoor sports provision contribution of £21,198.72 towards site HIG04 and 10 year maintenance of £10,072.32
- On-site accessibility natural green space requirement of 2,440sqm along with a 20 year maintenance cost (minimum of £34,648.00)
- Civic Amenity contribution of £3,021 towards Barwell Household Waste Recycling Centre
- Library services contribution of £1,850.00 towards provision of additional resources at Hinckley Library, Lancaster Road, Hinckley
- Education contribution of £556,918.51 to be used to accommodate the capacity issues created by the proposed development by improving, remodelling or enhancing existing facilities at Higham-on-the-Hill Church of England Primary School (£335,914.80), Redmoor Academy (£182,156.44) and Hinckley Academy and John Cleveland Sixth Form Centre (£38,847.27)

- NHS Health care contribution (£30,885.06)
- Travel Packs (1 per dwelling)
- 6 month travel passes (2 per dwelling)
- Raised kerb provision at the nearest two bus stops (ID's 2032 & 2035) at a cost of £3,500.00 per stop (total of £7,000.00).

(b) Planning conditions outlined 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 based on the terms agreed by the planning committee.

284. 21/00699/FUL - Congregational Church, 114 Main Street, Markfield

Application for change of use of church to one dwelling with two bedrooms and elevational changes to the building.

Whilst generally in support of the proposal, Cllr Furlong proposed that condition 8 be amended to require the screening along the rear boundary yard wall to be appropriate in order to maintain the privacy of the neighbouring property rather than simply requiring the erection of a trellis and a minimum of 50cm above the wall. The motion was seconded by Councillor Cartwright and it was subsequently

RESOLVED –

- (i) Permission be granted subject to the conditions contained in the officer's report with condition 8 amended as outlined above;
- (ii) The Director (Environment & Planning) be granted delegated powers to determine the final detail of the conditions.

285. 21/01189/FUL - Land at rear of 8 Wykin Road, Hinckley

Application for two dwellings.

Notwithstanding the officer's recommendation that permission be granted, it was moved by Councillor Lynch and seconded by Councillor Cartwright that the application be deferred to enable discussion with the applicant to explore the possibility of reducing the application to one dwelling which would preferably be a bungalow, and reducing its scale and mass. Upon being put to the vote, the motion was CARRIED and it was

RESOLVED – the application be deferred for discussion with the applicant.

286. **21/00787/OUT - Land north east of Ashby Road, Markfield**

It was reported that this application had been deferred.

(The Meeting closed at 8.00 pm)

CHAIRMAN