

HINCKLEY AND BOSWORTH BOROUGH COUNCIL

PLANNING COMMITTEE

15 MARCH 2022 AT 6.30 PM

PRESENT: Cllr MJ Crooks - Chairman
Cllr DJ Findlay – Vice-Chairman
Cllr CW Boothby, Cllr SL Bray, Cllr MB Cartwright (for Cllr REH Flemming),
Cllr MA Cook (for Cllr RG Allen), Cllr WJ Crooks, Cllr A Furlong,
Cllr SM Gibbens, Cllr L Hodgkins, Cllr C Ladkin (for Cllr CM Allen),
Cllr KWP Lynch, Cllr LJ Mullaney, Cllr LJP O'Shea (for Cllr H Smith),
Cllr RB Roberts, Cllr BR Walker and Cllr P Williams (for Cllr DS Cope)

Also in attendance: Councillor DC Bill MBE and Councillor E Hollick

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

354. Apologies and substitutions

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

Councillor Cartwright for Councillor Flemming
Councillor Cook for Councillor R Allen
Councillor Ladkin for Councillor C Allen
Councillor O'Shea for Councillor Smith
Councillor P Williams for Councillor Cope.

355. Minutes

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

RESOLVED – the minutes of the meeting held on 15 February 2022 be approved and signed by the chairman.

356. Declarations of interest

No interests were declared at this stage.

357. Decisions delegated at previous meeting

It was reported that all decisions delegated at the previous meeting had been issued.

358. 21/00674/FUL - 19-21 Ratby Road, Groby

Application for change of use from residential to commercial for 21 Ratby Road, demolition of retaining walls and outbuildings and erection of two dwellings including the formation of new access and car park (resubmission of 20/01262/FUL).

The agent and a ward councillor spoke on this application.

Notwithstanding the officer's recommendation that permission be granted, some members felt that the noise from the businesses would have a detrimental impact on neighbours, the required visibility splay could not be met thereby having a detrimental impact on highway safety and the type and style of the proposed development would be detrimental to the conservation area and the streetscene. It was moved by Councillor Cartwright and seconded by Councillor Bray that permission be refused for those reasons. Upon being put to the vote, the motion was CARRIED and it was

RESOLVED – permission be refused for the following reasons:

- (i) The proposed development would lead to a detrimental impact on neighbours due to the noise from the businesses and was therefore contrary to policy DM10 of the Site Allocations and Development Management Policies DPD;
- (ii) The proposed development would be out of keeping with the streetscene and detrimental to the conservation area due to the type and style of the properties and was therefore contrary to policy DM12 of the Site Allocations and Development Management Policies DPD;
- (iii) The proposed development would be detrimental to highway safety due to a suitable visibility splay being unachievable due to marked on-street parking spaces on Ratby Road and was therefore contrary to policy DM17 of the Site Allocations and Development Management Policies DPD.

359. 21/00691/FUL - Ratby Sports Club, Desford Lane, Ratby

Application for four temporary mobile classrooms for educational use, play area, 2.1 metre high gates and fence.

The agent spoke on this application.

Notwithstanding the officer's recommendation that permission be granted, some members felt that the proposed development would lead to additional demand for parking and would therefore be detrimental to highway safety due to overspill of parking onto Desford Lane and that the site was not a suitable location for mobile classrooms. It was moved by Councillor Boothby and seconded by Councillor O'Shea that permission be refused for this reason. Upon being put to the vote, the motion was LOST.

It was subsequently proposed by Councillor Findlay, seconded by Councillor Furlong and

RESOLVED –

- (i) Temporary 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.

360. **21/01189/FUL - land rear of 8 Wykin Road, Hinckley**

Application for one dwelling

The agent and the county councillor spoke on this application.

It was moved by Councillor Cartwright, seconded by Councillor Bray 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.

361. **20/01374/FUL - Breach Lane Farm, Breach Lane, Earl Shilton**

Application for change of use of land for the storage, repair, restoration and sale (ancillary) of vehicles, associated shipping containers and area of hardstanding (sui generis) (part retrospective)

An objector and the applicant spoke on this application.

Notwithstanding the officer's recommendation that permission be granted, members felt that the location was unsuitable for the proposed use and therefore contrary to policy DM4 of the Site Allocations and Development Management Policies DPD as it did not enhance the countryside. It was moved by Councillor Bray, seconded by Councillor Furlong and

RESOLVED –

- (i) Authority be delegated to the Director (Environment & Planning) to refuse permission at the conclusion of the consultation period due to the site being unsuitable for the proposed use and therefore contrary to policy DM4 paragraph B of the Site Allocations and Development Management Policies DPD;
- (ii) Enforcement action be pursued.

362. **Appeals progress**

Members received an update on progress in relation to various appeals. It was moved by Councillor W Crooks, seconded by Councillor O'Shea and

RESOLVED – the report be noted.

(The Meeting closed at 7.49 pm)

CHAIRMAN