

HINCKLEY AND BOSWORTH BOROUGH COUNCIL

PLANNING COMMITTEE

12 APRIL 2022 AT 6.30 PM

PRESENT: Cllr MJ Crooks - Chairman
Cllr DJ Findlay – Vice-Chairman
Cllr CW Boothby, Cllr SL Bray, Cllr WJ Crooks, Cllr REH Flemming,
Cllr A Furlong, Cllr SM Gibbens, Cllr DT Glenville (for Cllr KWP Lynch),
Cllr L Hodgkins, Cllr K Morrell (for Cllr RG Allen), Cllr LJ Mullaney,
Cllr RB Roberts, Cllr BR Walker and Cllr P Williams (for Cllr DS Cope)

Also in attendance: Councillor DC Bill MBE

Officers in attendance: Matthew Bowers, Chris Brown, Rebecca Owen and Michael Rice

385. Apologies and substitutions

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

Councillor Glenville for Councillor Lynch
Councillor Morrell for Councillor R Allen
Councillor P Williams for Councillor Cope.

386. Minutes

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

RESOLVED – the minutes of the meeting held on 15 March be confirmed and signed by the chairman.

387. Declarations of interest

Councillor Williams declared an interest as a member of Burbage Parish Council's Planning Committee where he had taken part in debate and voting on application 21/01210/FUL. He stated that he would refrain from voting on this application.

Councillors Flemming and Walker stated that they were members of Burbage Parish Council's Planning Committee and had been present during discussion on application 21/01210/FUL but did not vote.

388. Decisions delegated at previous meeting

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

389. 21/01210/FUL - Outwoods Farmhouse, The Outwoods, Burbage

Application for demolition of buildings and dwelling, construction of five dwellings.

An objector and the agent spoke on this application.

Whilst generally in support of the application, members felt that an additional condition should be included in relation to signage on the highway. It was moved by Councillor Bray, seconded by Councillor J Crooks and

RESOLVED – permission be granted subject to the conditions contained in the officer's report and late items, and the abovementioned additional condition relating to signage.

390. 20/00916/FUL - Ashby House Hill Top Farm, Hill Top, Earl Shilton -

Application for demolition of farm buildings and Ashby House and development of 50 dwellings comprising 40 affordable houses and 1 bungalow to replace Ashby House, with access road off Leicester Road, open space, landscaping, drainage basin and foul pumping station.

The agents spoke on this application.

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

RESOLVED –

(i) Planning permission be granted subject to:

a. The completion within three months of this resolution of a S106 agreement to secure the following obligations:

- Two six-month bus passes per dwelling (currently £360 per pass for an Arriva bus service)
- One travel pack per dwelling (currently at a cost of £52.85 per pack if supplied by LCC)
- Waste £2457.00
- Libraries £1500.00
- Leicestershire CCG (health) £20,137.43
- Education – secondary school (11-16) sector requirement £146,279.31 and post 16 sector requirement £31,251.76, totalling £177,531.07
- Open space – 100m² LAP and 1908.4m² of natural green space on site and an off-site contribution of £17,376.00 towards outdoor sports provision and associated off site maintenance contribution
- 49 affordable dwellings comprising 26 units for affordable rent (22 x two beds & four x three beds) and 23 units for shared ownership (nine x two beds & 14 x three beds)

b. The 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 powers to determine the terms of the S106 agreement including trigger points and claw back periods.

391. 21/00135/OUT - Land North Of Hill Top Farm, Hill Top, Earl Shilton

Application for residential development for up to 140 dwellings with public open space, landscaping and sustainable drainage system (SuDS) (outline – access only).

The applicant spoke on this item.

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

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:
 - Waste management contribution of £6934.00
 - Library contribution of £4,230.00 (rounded up to the nearest £10)
 - Contributions in respect of secondary education of £417,940.88
 - Contributions in respect of post 16 education of £89,290.74
 - Contributions in respect of SEN of £79,027.74
 - Contributions in respect of early years education provision of £106,884.00
 - Health contribution to be reported
 - Highways contribution of £7,500.00 (in order to revoke the existing one way system on the arm of Shilton Road)
 - Two x six-month bus passes per dwelling (currently £360 per pass for an Arriva bus service)
 - One travel pack per dwelling (currently £52.85 per pack if supplied by LCC)
 - Sustainable travel accreditation and recognition scheme monitoring fee of £6,000.00
 - Improvements to the wider rights of way network (footpath T94) linking the application site with Earl Shilton at a cost of £40,000.00
 - 20% affordable housing comprising 28 dwellings (21 units for social or affordable rent weighted towards one-bed two-person flats or quarter houses and two-bed four-person houses and seven units for

intermediate tenure comprising a mix of two and three-bedroomed houses)

- Off-site outdoor sports contribution of £48,652.80 and the associated maintenance contribution of £23,116.80
- On-site open space to be provided alongside any associated maintenance costs comprising 504m² of equipped children's play space, 2352m² of casual / informal space and 5600m² of accessibility natural green space
- Contribution towards the removal or replacement of any trees impacted as part of the development proposal, to be agreed with Leicestershire County Council.

b. The 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 powers to determine the terms of the S106 agreement including trigger points and claw back periods.

392. 21/00364/FUL - Little India 7 Main Street Peckleton

Application for partial demolition and conversion of existing building to form new dwelling and construction of three new dwellings.

Concern was expressed about the loss of a community asset and it was suggested that, should the application be approved, a sign or plaque be added to the new property to indicate that it was historically known as the "Old Brown Horse". It was moved by Councillor Findlay, seconded by Councillor Furlong and

RESOLVED –

- (i) Permission be granted subject to the conditions contained in the officer's report;
- (ii) A note to applicant be added to request a sign or plaque to indicate the historic nature of the site;
- (iii) The Planning Manager be granted powers to determine the final detail of planning conditions.

393. 21/01183/HOU - 143 Ashby Road, Hinckley

Application for two storey side and rear extensions.

It was moved by Councillor Bray, seconded by Councillor W Crooks 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 the planning conditions.

394. **Appeals progress**

An update in relation to appeals was noted.

(The Meeting closed at 7.41 pm)

CHAIRMAN