

HINCKLEY AND BOSWORTH BOROUGH COUNCIL

PLANNING COMMITTEE

7 JUNE 2022 AT 6.30 PM

PRESENT: Cllr MJ Crooks - Chairman
Cllr E Hollick – Vice-Chairman
Cllr CW Boothby, Cllr SL Bray, Cllr DS Cope, Cllr WJ Crooks,
Cllr REH Flemming, Cllr A Furlong, Cllr SM Gibbens, Cllr L Hodgkins,
Cllr KWP Lynch, Cllr LJ Mullaney, Cllr RB Roberts, Cllr H Smith and
Cllr BR Walker

Also in attendance: Councillor DC Bill MBE, Councillor MA Cook and Councillor K Morrell

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

20. **Apologies and substitutions**

Apologies for absence were submitted on behalf of Councillors C and R Allen.

21. **Minutes**

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

RESOLVED – the minutes of the meeting held on 10 May be confirmed and signed by the chairman.

22. **Declarations of interest**

Councillors Flemming, Lynch and Walker stated they were members of Burbage Parish Council's Planning Committee where application 21/01131/OUT had been discussed but they had not voted on the application and came to this meeting with an open mind.

23. **Decisions delegated at previous meeting**

It was reported that all decisions had been issued.

24. **21/00962/HOU - Carneddi, Wood Lane, Cadeby**

Application for single storey outbuilding.

An objector, the applicant and the ward councillor spoke on this application.

Whilst generally in support of the application, it was requested that condition 5 be amended to include the words "in perpetuity" to ensure the restrictions on use to those associated with the existing dwelling were permanent. It was moved by Councillor Bray, seconded by Councillor Flemming and

RESOLVED – permission be granted subject to the conditions contained in the officer’s report and the abovementioned amendment to condition 5.

25. **21/00502/OUT - Land south west of Lutterworth Road, Burbage**

Outline application for the erection of up to 80 residential dwellings (use class C3), open space provision and associated infrastructure, with all matters reserved except access.

It was reported that the local highways authority had raised queries with regards to off-site works and therefore recommended that the item be deferred to a future meeting to allow for the comments to be actioned.

On the motion of Councillor Bray, seconded by Councillor Flemming, it was

RESOLVED – the application be deferred to a future meeting.

26. **20/01250/FUL - 8 Wood Lane, Norton Juxta Twycross, Atherstone**

Application for conversion of agricultural buildings into two residential dwellings, refurbishment of farmhouse and erection of four new dwellings with associated access and landscaping.

An agent speaking on behalf of objectors and the ward councillor spoke on this application.

Whilst not relevant in consideration of this application, Members expressed concern about the history of the site including the need to regularise unauthorised development.

It was moved by Councillor Bray and seconded by Councillor Lynch that permission be granted in accordance with the officer’s report and late items with an additional condition in relation to removal of permitted development rights and assurance that the site would be monitored by the enforcement team. A request was made for the redrawing of the settlement boundary in the new local plan.

Upon being put to the vote, the motion was CARRIED and it was

RESOLVED –

- (i) Planning permission be granted subject to:
 - a. Confirmation of acceptance of the scheme to Natural England in terms of nutrient impact on the River Mease SAC;
 - b. A section 106 agreement to secure a contribution of £6,662.36 towards play and open space provision and a contribution towards management and maintenance of £3,431.52;

- c. The conditions contained in the officer's report and the abovementioned additional condition in relation to removal of permitted development rights.
- (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 clawback periods;
- (iv) The site be monitored by the enforcement team.

27. 21/00872/FUL - Land to the rear of Glebe Farm, 1 Rectory Lane, Nailstone

Application for conversion, extensions and change of use of existing barn to form one dwelling with associated curtilage and new vehicular access (20/00668/FUL resubmission).

An objector and the agent spoke on the application.

Whilst in support of the officer's recommendation, it was requested that condition 5 be amended to remove permitted development rights and an additional condition be added in relation to landscaping to require planting of native hedgerows.

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

RESOLVED –

- (i) Permission be granted subject to the conditions contained in the officer's report with condition 5 amended to remove permitted development rights and an additional condition requiring details of landscaping to be submitted which was to include planting of native hedgerows;
- (ii) The Planning Manager be granted powers to determine the final detail of planning conditions.

28. 21/01131/OUT - Land off Sketchley Lane, Burbage

Application for demolition of existing poultry and cattle buildings and residential development of up to 150 dwellings with vehicular access from Sketchley Lane (outline – vehicular access only).

An objector and the agent spoke on this application.

Notwithstanding the officer's recommendation that permission be granted, it was moved by Councillor Walker and seconded by Councillor Flemming that permission be refused for the following reasons:

1. The application proposed development in the countryside, where its built form would be at odds with the site's current open character and semi-rural nature which was appreciated from the surrounding footpaths. The development would not protect the intrinsic value, beauty and open character of this countryside location and was therefore be contrary to policy DM4 of the Site Allocations and Development Management Policies DPD 2016;
2. The development would create an increase in vehicular movements along Sketchley Lane, an access road that has restricted width, which would result in the development having a severe impact on highway safety and was therefore contrary to policy DM17 of the Site Allocations and Development Management Policies DPD 2016. Furthermore, the proposed off-site highway mitigation works would result in an urbanising impact on the rural lane contrary to policy DM10 of the Site Allocations and Development Management Policies DPD 2016.

Upon being put to the vote, the motion was CARRIED and it was

RESOLVED – permission be refused for the abovementioned reasons.

29. **Appeals progress**

Members received an update on appeals.

(The Meeting closed at 8.31 pm)

CHAIRMAN