

# HINCKLEY AND BOSWORTH BOROUGH COUNCIL

## PLANNING COMMITTEE

27 SEPTEMBER 2022 AT 6.30 PM

PRESENT: Cllr MJ Crooks - Chairman  
Cllr E Hollick – Vice-Chairman  
Cllr CM Allen, Cllr RG Allen, Cllr SL Bray, Cllr MB Cartwright (for Cllr REH Flemming), Cllr DS Cope, Cllr WJ Crooks, 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 and Councillor K Morrell

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

### 143. **Apologies and substitutions**

Apologies for absence were submitted on behalf of Councillors Boothby, Flemming and Furlong, with the substitution of Councillor Cartwright for Councillor Flemming authorised in accordance with council procedure rule 10.

### 144. **Minutes**

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

RESOLVED – the minutes of the meeting held on 30 August be confirmed and signed by the chairman.

### 145. **Declarations of interest**

No interests were declared.

### 146. **Decisions delegated at previous meeting**

It was reported that all decisions delegated at the previous meeting had been issued with the exception of those that were subject to a Section 106 agreement.

### 147. **21/01514/FUL - Land at rear of 7 Hunt Lane, Witherley**

Application for single storey detached dwelling.

An objector spoke on this application.

Members wished to explore whether the property could be moved back and it was moved by Councillor Bray and seconded by Councillor W Crooks that approval of the application be delegated to the Planning Manager following discussion with the applicant in relation to moving the proposed dwelling back. Upon being put to the vote, the motion was CARRIED and it was

RESOLVED – The Planning Manager be granted delegated authority to grant permission subject to the conditions contained in the officer's report following discussion with the applicant on setting the proposed dwelling back.

**148. 22/00639/FUL - 12 Sketchley Lane, Ratcliffe Culey**

Application for erection of two dwellings with associated parking, landscaping and amenity space.

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

Concern was expressed in relation to the presence of bats, the materials to be used for the development and pedestrian safety. It was moved by Councillor Bray and seconded by Councillor R Allen that permission be granted with additional conditions requiring details of bat boxes to be submitted, that the construction materials be agreed with the Planning Manager in consultation with the ward councillor before commencement and that condition 4 be amended to include a warning sign for pedestrians using the footpath. Upon being put to the vote, the motion was CARRIED and it was

RESOLVED – permission be granted subject to the conditions contained in the officer's report and late items and additional or amended conditions as follows:

- (i) To require the detail of bat boxes to be submitted;
- (ii) To require construction materials to be agreed by the Planning Manager in consultation with the ward councillor;
- (iii) To amend condition 4 to include pedestrian signage.

**149. 21/00402/OUT - New Rookery Farm, 6 Church Lane, Fenny Drayton**

Application for residential development of up to five dwellings including new car park to serve the Fenny Drayton community and demolition of existing bungalow and agricultural buildings (outline – access, appearance. Layout and scale to be considered).

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

Some councillors expressed concern about highway safety at the junction with Drayton Lane. Councillor Roberts, seconded by Councillor R Allen, proposed that the item be deferred for further discussion with Leicestershire County Council as highways authority. Following further discussion, this motion was withdrawn.

Councillor Bray, seconded by Councillor Roberts, proposed that approval be delegated to the Planning Manager following further discussion with the highways authority. Upon being put to the vote, the motion was CARRIED and it was

RESOLVED –

- (i) The Planning Manager be requested to re-consult Leicestershire County Council in relation to highway safety;
- (ii) Should there be no change in recommendation from Leicestershire County Council following the aforementioned consultation, authority be delegated to the Planning Manager to grant permission subject to the conditions contained in the officer's report;
- (iii) Should Leicestershire County Council amend their recommendation, the application be brought back to a future meeting.

**150. 21/01359/HOU - 191 Leicester Road, Groby**

This application had been withdrawn from the agenda.

**151. 21/01501/FUL - Houghton House, Sheepy Road, Sibson**

Application for demolition of existing outbuildings, refurbishment of Grade II listed residential property, erection of four dwellings and associated landscape works.

An objector spoke on this application.

Members expressed concern about the scale, design and layout of the proposal as plot 4 was only 14.3m from the front of plots 2 and 3 and a number of the proposed gardens were undersized. It was moved by Councillor R Allen and seconded by Councillor J Crooks that permission be refused due to the proposal constituting overdevelopment and a contrived form of development and that the level of additional traffic would be detrimental to the conservation area contrary to policy DM10 of the site allocations and development management policies DPD. Upon being put to the vote, the motion was CARRIED and it was

RESOLVED – permission be refused for the following reasons:

- (i) The proposal constituted overdevelopment and a contrived form of development due to its scale, design and layout and was therefore contrary to policy DM10 of the site allocations and development management policies DPD;
- (ii) The level of additional traffic would be detrimental to the conservation area contrary to policy DM10 of the site allocations and development management policies DPD.

**152. 21/01502/LBC - Houghton House, Sheepy Road, Sibson**

Application for demolition of existing outbuildings and the refurbishment of a Grade II listed residential property.

It was moved by Councillor R Allen, seconded by Councillor J Crooks and

RESOLVED – permission be granted subject to the conditions contained in the officer’s report.

**153. 21/01413/REM - Land East Of Roseway, Stoke Golding**

Application for reserved matters in respect of appearance, landscaping, layout and scale (outline reference 20/00779/OUT).

An objector, the agent and a representative of the parish council spoke on this application.

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

RESOLVED –

- (i) Permission be granted subject to the conditions outlined in the officer’s report;
- (ii) Power to determine the final details of the conditions of planning permission be delegated to the Planning Manager.

**154. 22/00152/FUL - Osbaston House Farm, Lount Road, Osbaston**

Application for change of use of agricultural buildings to B8 storage and distribution.

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

RESOLVED – permission be granted subject to the conditions contained in the officer’s report.

**155. Appeals progress**

Members were provided with an update on appeals.

(The Meeting closed at 8.48 pm)

---

CHAIRMAN