

HINCKLEY AND BOSWORTH BOROUGH COUNCIL

PLANNING COMMITTEE

14 FEBRUARY 2023 AT 6.30 PM

PRESENT: Cllr MJ Crooks - Chairman
Cllr E Hollick – Vice-Chairman
Cllr RG Allen, Cllr CW Boothby, Cllr SL Bray, Cllr WJ Crooks, Cllr REH Flemming,
Cllr A Furlong, Cllr SM Gibbens, Cllr KWP Lynch, Cllr K Morrell (for Cllr CM Allen),
Cllr LJ Mullaney, Cllr RB Roberts, Cllr H Smith, Cllr BR Walker and Cllr P Williams (for
Cllr DS Cope)

Also in attendance: Councillor JMT Collett, Councillor LJP O'Shea JP and Councillor R
Webber-Jones

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

276. **Apologies and substitutions**

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

Councillor Morrell for Councillor Allen
Councillor P Williams for Councillor Cope.

277. **Minutes**

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

RESOLVED – the minutes of the meeting held on 17 January be
confirmed and signed by the chairman.

278. **Declarations of interest**

Councillors Flemming, Lynch and Walker declared that they were members of Burbage
Parish Council's Planning Committee where application 22/01169/HOU had been
discussed but stated that they had not taken part in the discussion or the vote on the
item.

279. **Decisions delegated at previous meeting**

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

280. **22/00648/OUT - Land to the south of Markfield Road, Ratby**

Outline application for residential development of up to 75 dwellings alongside
associated site infrastructure and open space (all matters reserved except for access).

The agent and a ward councillor spoke on this application.

It was moved by Councillor Bray and seconded by Councillor Gibbens that permission be
granted. Councillor Boothby, seconded by Councillor Allen, proposed that permission be
refused but, being the second motion tabled, this was not put to the vote. The motion by
Councillor Bray and seconded by Councillor Gibbens was CARRIED and it was

RESOLVED – permission be granted subject to:

- (i) The conditions contained in the officer's report;
- (ii) A S106 agreement to secure the following:
 - Health contribution - £33,966.00
 - Library contribution - £2,270.70
 - Waste contribution - £1,790.25
 - Primary education contribution - £128,492.00
 - 40% affordable housing provision – 30 units
 - A contribution of £29,285 towards the Coalville Transport Strategy to enable required highway works at the A50 / Field Head junction
 - Travel packs @ £52,85 per dwelling - £3,963.75
 - Bus passes @ £360.00 per dwelling - £26,250.00
 - Provision of raised kerbs, flag pole and timetable case at the nearest bus stop to the development site on Charnwood, adjacent to Bevington Close (ID 2527)
 - Off site open space (sports) contribution - £26,064.00
 - Off site open space (sports) maintenance - £12,384.00
 - On site open space contribution - £49,121.10
 - On site open space maintenance - £103,620.00
 - Monitoring fees.

281. 22/00337/FUL - Hall Farm, 1 Main Street, Dadlington

Application for change of use from farm land to holiday let (sui generis use) and construction of two holiday rental units with associated car parking, landscaping and refuse / recycling facilities.

The agent and the ward councillor spoke on this application.

Notwithstanding the officer's recommendation that permission be refused, members felt that the benefits to the economy of the application outweighed the harm. It was moved by Councillor Bray and seconded by Councillor Furlong that permission be granted with drafting of conditions delegated to the Head of Planning. An amendment was accepted by the mover and seconder that a condition be included restricting the use to holiday lets only. Upon being put to the vote, it was unanimously CARRIED and

RESOLVED – permission be granted with conditions delegated to the Head of Planning to include a condition restricting use to holiday lets only.

282. 22/00499/FUL - Land to the rear of 10 Hill Close, Peckleton

Application for construction of stables and change of use of land to equestrian use (resubmission of 22/00092/FUL).

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

Some members expressed concern about the size of the construction. It was moved by Councillor Bray and seconded by Councillor Allen that the application be deferred to allow for the end of the consultation period and for officers to seek a reduction in size of the stable block. It was requested that when it comes back to committee, should the recommendation remain as approval, conditions be added to ensure no commercial use

of the site, use of natural materials and mature planting. Upon being put to the vote, the motion was CARRIED and it was

RESOLVED – the application be deferred for the reasons outlined above.

283. **22/01169/HOU - Thirlmere, 42 Far Lash, Burbage**

Application for raising of ridge height and loft conversion to create a 1.5 storey dwelling, side extension, alterations to the dwelling including Juliette balcony to rear and single storey rear extension (retrospective).

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

RESOLVED –

- (i) Permission be granted subject to the conditions outlined in the officer's report;
- (ii) The Planning Manager be granted powers to determine the final detail of planning conditions.

284. **Appeals progress**

Members were provided with an update on appeals. The report was noted.

(The Meeting closed at 7.58 pm)

CHAIRMAN