

HINCKLEY AND BOSWORTH BOROUGH COUNCIL

PLANNING COMMITTEE

21 MARCH 2023 AT 6.30 PM

PRESENT: Cllr MJ Crooks - Chairman
Cllr E Hollick – Vice-Chairman
Cllr RG Allen, Cllr SL Bray, Cllr DS Cope, Cllr WJ Crooks, Cllr REH Flemming,
Cllr SM Gibbens, Cllr L Hodgkins, Cllr K Morrell (for Cllr CM Allen),
Cllr LJ Mullaney, Cllr BR Walker and Cllr P Williams (for Cllr KWP Lynch)

Also in attendance: Councillor DC Bill MBE and Councillor R Webber-Jones

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

326. **Apologies and substitutions**

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

Councillor Morrell for Councillor Allen
Councillor P Williams for Councillor Lynch.

327. **Minutes**

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

RESOLVED – the minutes of the meeting held on 14 February be confirmed and signed by the chair.

328. **Declarations of interest**

Councillors Flemming and Walker stated they sat on Burbage Parish Council's Planning Committee during consideration of applications 22/01072/FUL and 22/00636/REM but did not take part in the discussion or vote and came to this meeting with an open mind.

Councillor Allen stated he had sat on Earl Shilton Town Council's Planning Committee during consideration of application 21/01390/FUL but said he hadn't expressed an opinion and did not participate in the discussion or vote.

329. **Decisions delegated at previous meeting**

It was reported that application 22/00648/OUT was subject to a section 106 agreement, application 22/00499/FUL was on the agenda for this meeting and the remaining decisions had been issued.

330. 22/01227/OUT - Ashfield Farm, Kirkby Road, Desford

Outline application for residential dwellings of up to 120 dwellings, all matters reserved, except for access.

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

Notwithstanding the officer's recommendation that permission be granted, members felt that the proposal would have an adverse impact on neighbouring properties and on the amenities of the village and would be detrimental to highway safety due to narrow roads and existing on street parking and was therefore contrary to policies DM10 and DM17 of the Site Allocations and Development Management Policies DPD.

It was moved by Councillor J Crooks, seconded by Councillor W Crooks and unanimously

RESOLVED – permission be refused as the proposal for up to 120 dwellings would be detrimental to highway safety due to the narrow residential road that provides the access to the site. As a result, and in addition to the existing on street parking issues, the location is considered to be unsuitable for this amount of development and therefore its residual cumulative impact on the local road network would be severe. All traffic from the proposal would pass a primary school and this additional traffic on residential roads would negatively impact upon neighbouring residential amenity as a result of the significant increase in traffic, noise and general disturbance. The scheme is therefore contrary to policies DM10 and DM17 of the Site Allocations and Development Management Policies DPD 2016, policy T1 of the Desford Neighbourhood Plan and the requirements of paragraph 111 of the National Planning Policy Framework 2021.

331. 21/01390/FUL - Barrow Hill Quarry, Mill Lane, Earl Shilton

Application for erection of 21 residential holiday lodges and a management building with associated vehicular accesses, parking, surface water balancing and landscaping.

An objector and the agent spoke on this application.

It was moved by Councillor Allen that permission be refused due to the detriment to highway safety. In the absence of a seconder, the motion was not put.

It was moved by Councillor Bray that the Head of Planning be granted authority to approve the application following consultation with the ward councillors to agree conditions to secure delivery of the road and control hardcore on the site. Councillor Allen seconded the proposal and upon being put to the vote, the motion was CARRIED and it was

RESOLVED – the Head of Planning be granted authority to grant permission following consultation with ward councillors to agree conditions.

332. 22/00499/FUL - Land 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).

In presenting the report, and amendment to condition 5 was recommended to restrict use of the site and building for the applicant's family's horses only and for ancillary storage and for no events for commercial or industrial purposes, including as livery stables.

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

It was moved by Councillor Allen and seconded by Councillor Hodgkins that permission be granted in accordance with the officer's recommendation. Councillor Bray proposed an amendment that the Head of Planning be granted delegated powers to grant permission following negotiations to reduce the size of the tractor storage. Councillor Allen and Councillor Hodgkins accepted the amendment and added a request that alternative roofing material be explored.

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

RESOLVED –

- (i) Authority be delegated to the Head of Planning to grant permission following discussions with the applicant with regard to the size of the tractor storage and roofing materials and subject to:
 - a. the conditions contained in the officer's report and late items;
 - b. an amendment to condition 5 to restrict use of the site and building for the applicant's family's horses only and for ancillary storage and for no events for commercial or industrial purposes, including as livery stables.
- (ii) The Head of Planning be granted authority to determine the final wording of the planning conditions.

333. 22/00962/FUL - Baptist Chapel, 22 Main Street, Barton in The Beans

Application for single storey extension and erection of three glamping pods.

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

RESOLVED –

- (i) Permission be granted subject to the conditions contained in the officer's report;
- (ii) The Head of Planning be granted authority to determine the final wording of the planning conditions.

334. 22/01072/FUL - 2 Aldridge Road, Burbage

Application for part change of use from dwelling to medical services (class E(e) – dental surgery).

An objector and the applicant spoke on this application.

Notwithstanding the officer's recommendation that permission be granted, some members felt that the application would have a detrimental impact on residential amenity, including the impact of traffic and parking on neighbours. It was moved by Councillor Bray and seconded by Councillor Walker that permission be refused for these reasons. Upon being put to the vote, the motion was CARRIED and it was

RESOLVED – permission be refused due to the impact on neighbouring amenity contrary to policy DM10 of the Site Allocations and Development Management Policies DPD.

The meeting adjourned at 8.30pm and reconvened at 8.35pm.

335. 21/01191/HYB - Land south of the A5, Padge Hall Farm, Hinckley

Hybrid application comprising outline application (all matters reserved except for site access from the A5) for the demolition of existing structures and the erection of distribution and industrial buildings (use class B2 and B8) including ancillary offices and associated earthworks, infrastructure and landscaping; a full application for the development of a distribution building (use class B8), and landscaping. The proposals include improvements to increase the height clearance of the existing railway bridge on the A5 Watling Street. A cross boundary application with Rugby Borough Council and Nuneaton and Bedworth Borough Council (EIA development).

The agent and the ward councillor spoke on this application.

Councillor Allen proposed that permission be granted in accordance with the officer's recommendation. In the absence of a seconder, the motion was not put.

Members expressed concern about whether lowering the road under the railway bridge was possible. It was moved by Councillor Bray and seconded by Councillor Williams that the application be deferred to invite representatives from Leicestershire County Council and Warwickshire County Council as highways authorities and from Highways England to attend a meeting with the committee members to confirm that the work was possible and that any work undertaken wouldn't jeopardise further improvements to the A5. Upon being put to the vote, the motion was CARRIED and it was

RESOLVED –

- (i) the application be deferred for further information to be provided with regards to impact upon Hinckley and Nutts Lane specifically, the gradient of works to the A5 under the railway bridge;

- (ii) Representatives of Leicestershire County Council, Warwickshire County Council and Highways England be invited to a meeting with members of the Planning Committee.

336. 22/00636/REM - Land North of Deepdale Farm, Lutterworth Road, Burbage

Application for approval of reserved matters (appearance, landscaping, layout and scale) for the erection of 135 dwellings pursuant to outline planning permission 19/01405/OUT (appeal ref APP/KR420/W/20/3265143).

The applicant spoke on this application.

Having reached 9.30pm, at this juncture Councillor Bray, seconded by Councillor J Crooks, proposed that the meeting be extended to allow for conclusion of the scheduled business. Upon being put to the vote, the motion was CARRIED and it was

RESOLVED – the meeting be extended beyond 9.30pm to allow for conclusion of the business on the agenda.

Returning to consideration of the application, it was moved by Councillor Allen, seconded by Councillor Bray and

RESOLVED –

- (i) Authority be delegated to the Head of Planning to approve the application following receipt of final comments from LCC Ecology raising no objections, subject to the conditions contained in the officer's report and late items;
- (ii) The Head of Planning be granted powers to determine the final details of the conditions.

337. 22/00937/FUL - Atherstone Hunt Kennels, Kennel Lane, Witherley

Application for conversion, extension and alteration of former kennels and stables to form seven dwellings, erection of replacement dwelling, erection of garages and formation of new vehicular access.

The agent and a representative of the parish council spoke on this application.

It was moved by Councillor Gibbens and seconded by Councillor Bray that permission be granted with authority delegated to the Head of Planning to incorporate conditions relating to retaining heritage assets such as iron fencing. Upon being put to the vote, the motion was CARRIED and it was

RESOLVED –

- (i) Permission be granted subject to the conditions contained in the officer's report;

- (ii) The Head of Planning be granted powers to determine the final detail of planning conditions, including conditions to retain the heritage assets.

338. 22/00167/OUT - Land north of Shenton Lane, Market Bosworth

Outline planning application for the erection of up to 125 dwellings (including 40% affordable housing) with public open space, landscaping and sustainable drainage system (SuDS) and a vehicular access point (all matters reserved except for means of access).

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

RESOLVED –

- (i) It be confirmed that, had it been able, the committee would have refused the application;
- (ii) The Head of Planning be granted powers to determine the final detail of the reasons for refusal with regard to contesting the appeal.

339. Appeals progress

Consideration was given to an update on appeals. Members requested that the monthly list of delegated decisions was resumed.

The report was noted.

(The Meeting closed at 9.52 pm)

CHAIRMAN