

# HINCKLEY AND BOSWORTH BOROUGH COUNCIL

## PLANNING COMMITTEE

22 AUGUST 2023 AT 6.30 PM

PRESENT: Cllr MJ Crooks - Chair  
Cllr J Moore – Vice-Chair  
Cllr RG Allen, Cllr CW Boothby, Cllr SL Bray, Cllr MA Cook, Cllr REH Flemming,  
Cllr C Gibbens, Cllr DT Glenville (for Cllr E Hollick), Cllr CE Green,  
Cllr KWP Lynch, Cllr LJ Mullaney, Cllr H Smith, Cllr BE Sutton (for Cllr CM Allen),  
Cllr BR Walker and Cllr A Weightman

Also in attendance: Councillor WJ Crooks, Councillor LJP O'Shea JP (via Teams)  
and Councillor R Webber-Jones

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

### 84. **Apologies and substitutions**

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

Councillor Glenville for Councillor Hollick  
Councillor Sutton for Councillor Allen.

### 85. **Minutes**

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

RESOLVED – the minutes of the meeting held on 25 July 2023 be approved as a correct record.

### 86. **Declarations of interest**

Councillors Flemming, Lynch and Walker declared an interest in applications 23/00148/OUT and 23/00294/CONDIT as members of Burbage Parish Council's Planning Committee which had considered both items. They stated they had not participated in the debate or vote at those meetings and came to the meeting with an open mind.

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

It was reported that the decision on application 23/00445/OUT had been issued.

### 88. **23/00148/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.

An objector and the agent spoke on this application.

Notwithstanding the officer recommendation that permission be granted, members felt that the development would have a significant adverse impact on the intrinsic value, beauty and open character of the countryside and would therefore be contrary to policy DM4 of the Site Allocations and Development Management Policies DPD. It was proposed by Councillor Flemming 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 unanimously

RESOLVED – permission be refused due to the significant adverse impact on the intrinsic value, beauty and open character of the countryside contrary to policy DM4 of the Site Allocations and Development Management Policies DPD.

**89. 21/01295/OUT - Land off Desford Lane, Ratby**

Outline planning application for the erection of 225 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.

Three objectors, the agent and a ward councillor spoke on this application.

Notwithstanding the officer recommendation that permission be granted, members felt that the application would have a detrimental impact of the views, vistas and skyline, would not enhance the character and appearance of the area and would be outside of the settlement boundary and would be contrary to policies DM1, DM4, DM7, DM10, DM11 and DM12 of the Site Allocations and Development Management Policies DPD. It was moved by Councillor Boothby and seconded by Councillor Allen that permission be refused for these reasons. Upon being put to the vote, the motion was CARRIED and it was unanimously

RESOLVED – permission be refused for the abovementioned reasons.

**90. 22/00695/HYB - Factory units 23 Wood Street, Hinckley**

Hybrid planning application comprising outline application (access, appearance and scale to be considered) for the demolition of an existing factory building and erection of a residential building comprising up to 12 residential units; a full application comprising change of use of an existing factory building to residential including the addition of an extra storey and comprising 14 residential units.

The applicant spoke on this item.

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

RESOLVED –

- (i) Permission be granted subject to :
  - a. The conditions contained in the officer's report;
  - b. A section 106 agreement to secure a viability review mechanism.
- (ii) The Head of Planning be granted powers to determine the final detail of the conditions.

91. **23/00061/OUT - Land adjacent to Lockey Farm, Hunts Lane, Desford**

Application for residential development of up to 100 dwellings with associated public open space and infrastructure (all matters reserved except for access).

The agent, ward councillor, county councillor and a representative of the parish council spoke on this item.

Notwithstanding the officer's recommendation that permission be granted, members highlighted that the application was outside of the settlement boundary and therefore contrary to policy DM4 of the Site Allocations and Development Management Policies DPD and felt that the proposal would be detrimental to highway safety contrary to policy DM17. It was moved by Councillor Bray and seconded by Councillor Allen that permission be refused for these reasons. Upon being put to the vote, the motion was CARRIED and it was unanimously

RESOLVED – permission be refused for the abovementioned reasons.

92. **23/00349/HOU - 63 Church Walk, Shackerstone**

Application for tandem double garage.

Whilst in support of the application, it was moved by Councillor Cook and seconded by Councillor Allen that permission be granted with an amended condition 4 to specifically mention excluding business use of the garage. Upon being put to the vote, the motion was CARRIED and it was unanimously

RESOLVED –

- (i) Permission be granted subject to the conditions contained in the officer's report and the abovementioned amended condition 4;
- (ii) The Head of Planning be granted powers to determine the final detail of planning conditions.

Councillor Boothby left the meeting at 8.32pm.

93. **23/00294/CONDIT - 339 Rugby Road, Burbage**

Application for variation of condition 2 and 8 of planning application 19/00413/FUL.

An objector spoke on this application.

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

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

94. **Appeals progress**

Members were provided with an update on appeals.

(The Meeting closed at 8.45 pm)

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CHAIR