

HINCKLEY AND BOSWORTH BOROUGH COUNCIL

PLANNING COMMITTEE

19 SEPTEMBER 2023 AT 6.30 PM

PRESENT: Cllr MJ Crooks - Chair
Cllr J Moore – Vice-Chair
Cllr MC Bools (for Cllr A Weightman), Cllr SL Bray, Cllr MA Cook,
Cllr REH Flemming, Cllr C Gibbens, Cllr CE Green, Cllr L Hodgkins (for Cllr LJ Mullaney), Cllr E Hollick, Cllr KWP Lynch, Cllr LJP O'Shea (for Cllr H Smith), Cllr MJ Surtees (for Cllr CM Allen), Cllr BE Sutton (for Cllr RG Allen) and Cllr BR Walker

Also in attendance: Councillor WJ Crooks and Councillor R Webber-Jones

Officers in attendance: Emma Baumber, Chris Brown, Sherrie Grant and Rebecca Owen

128. **Apologies and substitutions**

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

Councillor Bools for Councillor Weightman
Councillor Hodgkins for Councillor Mullaney
Councillor O'Shea for Councillor Smith
Councillor Surtees for Councillor C Allen
Councillor Sutton for Councillor R Allen.

129. **Minutes**

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

RESOLVED – the minutes of the meeting held on 22 August be confirmed as a correct record.

130. **Declarations of interest**

Councillors Bools and Crooks stated that they were members of Newbold Verdon Parish Council but had not taken part in discussions on application 22/00277/OUT.

Councillor Moore declared an other registrable interest in application 22/00224/FUL as a shareholder of Hinckley AFC.

Councillors Flemming, Lynch and Walker stated they were members of Burbage Parish Council's Planning Committee when application 23/00135/FUL was discussed but they had not voted and came to the meeting with an open mind.

Councillor O'Shea stated he was a member of Ratby Parish Council where application 21/01295 had been discussed, however it was noted that the item was not for decision at the meeting.

131. Decisions delegated at previous meeting

The Head of Planning provided an update on matters delegated at the previous meeting.

132. 22/00277/OUT - Land east of The Windmill Inn, Brascote Lane, Newbold Verdon

Proposed development of up to 239 dwellings (outline application – access only).

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

Notwithstanding the officer's recommendation that permission be granted, it was moved by Councillor Bools and seconded by Councillor Crooks that the application be refused due to being outside of the settlement boundary of Newbold Verdon and within the open countryside and due to failing to provide safe access for pedestrians contrary to policies DM4 and DM17 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 abovementioned reasons.

133. 23/00135/FUL - 21 Sapcote Road, Burbage

Proposed erection of two detached dwellings (following demolition of existing dwelling) with associated parking and landscaping.

The applicant spoke on this application.

Whilst generally in support of the application, it was moved by Councillor Crooks and seconded by Councillor Bray that officers be requested to negotiate with the applicant moving the front section of the dwelling away from the boundary. Upon being put to the vote, the motion was CARRIED and it was

RESOLVED – members be minded to approve the application with authority delegated to officers to negotiate the distance from the boundary of the proposed dwellings.

134. 21/01146/FUL & 22/00563/LBC - Moores Arms, 6 Orton Lane, Norton Juxta Twycross

Application for partial demolition and change of use of a former public house (grade B listed) into one dwelling, demolition of associated outbuilding and construction of two new dwellings and associated garages.

At this juncture, Councillor Bray declared a non-pecuniary interest as a member of CAMRA which had submitted an objection.

An objector and the agent spoke on this application.

It was moved by Councillor Sutton, seconded by Councillor Surtees and

RESOLVED –

- (i) Permission be granted subject to:
 - a. Confirmation of acceptance of a scheme to Natural England in terms of nutrient impact on the River Mease SAC;
 - b. The conditions contained in the officer's report.
- (ii) The Head of Planning be granted authority to determine the final detail of the conditions.

135. **23/00455/FUL - Land south-east of Dawsons Lane, Barwell**

This application had been withdrawn from the agenda for the meeting.

136. **23/00699/FUL - Whittington Edge Stables, Markfield Road, Ratby**

Application for change of use of existing barn to dwelling, installation of solar panels and tree planting.

The applicant spoke on this item.

Notwithstanding the officer's recommendation that permission be refused, members felt that the benefits of the development outweighed the reasons for refusal and it was moved by Councillor Bray and seconded by Councillor O'Shea that permission be granted with drafting of conditions delegated to the Head of Planning. Upon being put to the vote, the motion was CARRIED and it was

RESOLVED – permission be granted with conditions delegated to the Head of Planning.

Having declared an other registrable interest in the following application, Councillor Moore left the meeting at this juncture.

137. **22/00224/FUL - Leicester Road Football Club, Leicester Road Football Ground, Leicester Road, Hinckley**

Application for development of a multi-use games area with associated floodlighting.

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

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

Councillor Moore returned to the meeting.

138. **21/01295/OUT - Land off Desford Lane Ratby**

Outline application for the erection of up to 225 dwellings (including 40% affordable housing) with public open space, landscaping and sustainable drainage system and a vehicular access point. All matters reserved except for means of access.

It was noted that this item was on the agenda for confirmation of the specific detailed reasons for refusal cited at the previous meeting.

It was moved by Councillor Bray, seconded by Councillor O'Shea and

RESOLVED – the reasons for refusal be confirmed as:

- (i) The proposed development lies within the open countryside, outside of and poorly related to the settlement boundary of Ratby. As such, the development site does not accord with any of the categories of development that are considered to be acceptable within the countryside and fails to provide convenient access for pedestrians to services and facilities and is not located where the need to travel is minimised. The application is therefore contrary to policies DM4 and DM17 of the Site Allocations and Development Management Policies Development Plan Document;
- (ii) The proposed development is considered to have a significant detrimental effect on the character of the site and wider area and on the intrinsic value, beauty, open character and landscape character of the countryside. The proposal would therefore be contrary to policies 6 and 7 of the core strategy and policies DM1 and DM4 of the Site Allocations and Development Management Policies Development Plan Document. Furthermore, the proposed development would fail to complement or enhance the character of the surrounding area contrary to policy DM10 of the Site Allocations and Development Management Policies Development Plan Document and the environmental aims, in particular as contained within paragraphs 130 and 174 of the National Planning Policy Framework (2021);
- (iii) Residential development of the site would result in the reduction of views to the Church of St Philip and St James in an agricultural context and as a result will cause less than substantial harm to the Ratby Conservation Area and the grade II listed Church of St Philip and St James that is not outweighed by public benefits contrary to policies DM11 and DM12 of the Site Allocations and Development Management Policies Development Plan Document and section 16 of the National Planning Policy Framework (2021);

- (iv) The applicant has not confirmed / agreed section 106 contributions or the delivery of affordable housing and public open space. As such, the application is considered contrary to policy DM3 of the Site Allocations and Development Management Policies Development Plan Document and policy 19 of the core strategy.

139. **Appeals progress**

Members were updated on progress in relation to appeals.

(The meeting closed at 8.02 pm)

CHAIR