

HINCKLEY AND BOSWORTH BOROUGH COUNCIL

PLANNING COMMITTEE

27 AUGUST 2024 AT 6.30 PM

PRESENT: Cllr MJ Crooks - Chair
Cllr RG Allen, Cllr SL Bray, Cllr MA Cook, Cllr REH Flemming, Cllr C Gibbens, Cllr SM Gibbens, Cllr DT Glenville (for Cllr LJ Mullaney), Cllr CE Green, Cllr KWP Lynch, Cllr M Simmons (for Cllr CM Allen), Cllr H Smith, Cllr BR Walker, Cllr R Webber-Jones (for Cllr J Moore) and Cllr P Williams (for Cllr E Hollick)

Also in attendance: Councillor WJ Crooks and Councillor LJP O'Shea JP (via Teams)

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

106. **Apologies and substitutions**

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

Councillor Glenville for Councillor Mullaney
Councillor Simmons for Councillor Allen
Councillor Webber-Jones for Councillor Moore
Councillor Williams for Councillor Hollick.

107. **Minutes**

It was moved by Councillor Flemming, seconded by Councillor S Gibbens and

RESOLVED – the minutes of the meeting held on 30 July be confirmed as a correct record.

108. **Declarations of interest**

Councillor R Allen declared that he had previously spoken in objection to application 20/01225/FUL so would step down from the committee to speak as ward councillor, then leave the meeting during the debate and decision.

Councillor J Crooks stated that she was a member of Newbold Verdon Parish Council which had considered application 24/00503/FUL but she hadn't taken part in the debate or vote and came to the meeting with an open mind.

Councillor Green declared that she was ward councillor for application 24/00609/HOU.

Councillors Simmons and Smith stated that had voted on application 24/00609/HOU at Barwell Parish Council's Planning Committee and as such would withdraw from the meeting during discussion and voting on the item.

Councillor Webber-Jones declared that he had made his view on application 22/01160/OUT previously and would speak as ward councillor but would not take part in the debate or voting thereon. He also stated he owned a property in Bagworth but confirmed he had no previous knowledge of application 24/00127/FUL nor knew the applicant so had no interest to declare.

109. Decisions delegated at previous meeting

Members were updated on the outcomes of decisions delegated at the previous meeting.

110. 22/00695/HYB - Factory units, 23 Wood Street, Hinckley

Hybrid application comprising outline application (access, appearance and scale) for the demolition of an existing factory building and erection of a residential building comprising the 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 Bray, seconded by Councillor Flemming and unanimously

RESOLVED –

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

Having declared an interest in the following item, Councillor Webber-Jones left his seat as part of the committee and sat at the ward councillor table.

Councillor Bray left the meeting at 6.42pm.

111. 22/01160/OUT - Forest House, Leicester Lane, Desford

Application for commercial unit (use class E(g)(i,ii,iii) (outline application – access only).

The agent and a ward councillor spoke on this application.

Notwithstanding the officer's recommendation that permission be refused, members felt that the location was in a suitable location and there was a need for the use in that area. It was moved by Councillor Allen, seconded by Councillor Green and

RESOLVED –

- (i) Planning permission be granted;
- (ii) The Head of Planning be granted delegated powers to determine the final detail of conditions.

At this juncture, Councillor Webber-Jones resumed his seat on the committee.

112. 24/00503/FUL - Clares Bread & Butter, 4 Arnolds Crescent, Newbold Verdon

Application for change of use from sandwich shop (class E) to hot food takeaway (sui generis) including replacing an existing extraction system.

It was reported that the Sunday opening hours had been reduced and the business would close at 20:00.

It was moved by Councillor Flemming, seconded by Councillor Webber-Jones and unanimously

RESOLVED –

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

113. 24/00294/REM - Land north of Barton Road, Barlestone

Application for approval of reserved matters (appearance, landscaping, layout, scale) of outline application 21/00096/OUT for residential development of up to 55 dwellings.

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

Concern was expressed about the size of the gardens which did not meet the minimum recommended size in the Good Design Guide, and that not all of the roads would be built to adoptable standards. It was therefore moved by Councillor Webber-Jones and seconded by Councillor S Gibbens that the application be deferred for further clarification on these matters. Upon being put to the vote, the motion was CARRIED and it was unanimously

RESOLVED – the application be deferred for further discussion with the applicant on garden size and adoptability of the roads.

114. 24/00127/FUL - 314A Station Road, Bagworth

Application for erection of four dwellings, alterations to existing dwelling and widening of access.

The agent and a ward councillor spoke on this application.

It was moved by Councillor S Gibbens, seconded by Councillor Webber-Jones and unanimously

RESOLVED – the delegated decision to approve planning permission subject to the conditions contained in the officer's report be confirmed.

115. 24/00591/FUL & 24/00592/ADV - Unit 4, 122 High Street, Earl Shilton

Application for change of use and conversion of commercial / offices (class E) to short terms let service apartments (class C1 – hotels), new accessible ramps, installation of signage, parking and alteration to property and installation of non-illuminated wall mounted lettering signage.

The agent spoke on this application.

Notwithstanding the recommendation contained in the officer's report that permission be granted, concern was expressed that there was insufficient laundry space on the ground floor and the number of units should be reduced to three to allow for more laundry space. It was moved by Councillor Allen and seconded by Councillor S Gibbens that application 24/00591/FUL be deferred to allow for consideration of decreasing the number of units on the ground floor. Upon being put to the vote, the motion was CARRIED and it was

RESOLVED – Application 24/00591/FUL be deferred to allow for consideration of reducing the number of ground floor units to three to allow for a larger laundry.

Having declared an interest in application 24/00609/HOU, Councillors Simmons and Smith left the meeting at 8.17pm.

In considering application 24/00592/ADV for non-illuminated signage, it was moved by Councillor Allen, seconded by Councillor Flemming and

RESOLVED – With reference to application 24/00592/ADV:

- (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 detail of the conditions.

116. 24/00609/HOU - 11 Queensway, Barwell

Application for single storey side/front extension, new roof extension to provide loft space accommodation with front dormer windows and front and rear roof lights, front canopy porch and new dual pitched roof to existing garage and car port.

It was moved by Councillor Crooks, seconded by Councillor S Gibbens and unanimously

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 detail of planning conditions.

Councillors Simmons and Smith returned to the meeting at 8.20pm.

At this juncture and having declared an interest in the following application, Councillor Allen left his seat on the committee and took a seat at the ward councillor's table.

117. 20/01225/FUL - Land west of Clickers Way, Earl Shilton

Application for residential development for 81 dwellings with provision of access, open space and associated infrastructure.

Councillor Allen spoke as ward councillor then left the meeting at 8.30pm.

It was moved by Councillor Webber-Jones, seconded by Councillor Cook and unanimously

RESOLVED –

- (i) Permission be granted subject to:
 - a. The conditions outlined in the officer's report;
 - b. A section 106 agreement in accordance with the Head of Terms set out within the report.
- (ii) The Head of Planning be granted authority to determine the final detail of the planning conditions;
- (iii) The Head of Planning be granted authority to finalise the terms of the S106 agreement including trigger points and claw-back periods.

118. Appeals progress

Members were updated on progress in relation to appeals.

(The Meeting closed at 8.36 pm)

CHAIR