

# HINCKLEY AND BOSWORTH BOROUGH COUNCIL

## PLANNING COMMITTEE

18 FEBRUARY 2025 AT 6.30 PM

PRESENT: Cllr MJ Crooks - Chair  
Cllr J Moore – Vice-Chair  
Cllr SL Bray, Cllr REH Flemming, Cllr C Gibbens, Cllr SM Gibbens,  
Cllr CE Green, Cllr L Hodgkins (for Cllr LJ Mullaney), Cllr KWP Lynch,  
Cllr M Simmons (for Cllr RG Allen), Cllr H Smith, Cllr BE Sutton (for Cllr CM  
Allen), Cllr BR Walker and Cllr P Williams (for Cllr E Hollick)

Also in attendance: Councillor WJ Crooks

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

### 374. **Apologies and substitutions**

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

Councillor Sutton for Councillor C Allen  
Councillor Simmons for Councillor R Allen  
Councillor Williams for Councillor Hollick  
Councillor Hodgkins for Councillor Mullaney.

### 375. **Minutes**

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

RESOLVED – the minutes of the meeting held on 21 January be confirmed as a correct record.

### 376. **Declarations of interest**

Councillors Lynch and Walker stated they were members of Burbage Parish Council's Planning Committee but hadn't voted on application 23/01023/HYB at its meeting.

Councillors C and S Gibbens stated they had a friend who owned a business on the same estate as application 24/00560/HYB and as such would abstain from voting on the application.

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

Members were updated on decisions delegated at the previous meeting.

**378. 23/01023/HYB - Land east of Stretton Croft, Wolvey Road, Burbage**

Application for construction of motorway service area comprising vehicular and pedestrian access from the A5, petrol filling station for domestic vehicles, HGV filling station, main PFS / services building, drive thru unit, EV charging spaces, customer parking spaces including HGV, coach and caravan provision, landscaping including picnic and dog walking areas, electric substations and retaining walls at south / western boundary fronting the M69 (cross boundary application with Rugby Borough Council).

Having registered to speak as county councillor on this application, Councillor Walker stepped down from the committee for this item.

The agent and the county councillor spoke on this application.

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

**RESOLVED –**

- (i) Permission be granted subject to:
  - a. The conditions contained in the officer's report and late items;
  - b. A unilateral undertaking to secure contributions and associated monitoring costs relating to travel packs and bus passes for employees of the motorway service area;
- (ii) The Head of Planning be granted powers to determine the final detail of planning conditions.

Councillor Walker resumed his seat on the committee at the conclusion of this item.

**379. 24/00560/HYB - Land off Station Road, Market Bosworth**

Hybrid application seeking full planning permission for residential development of 135 dwellings along with landscaping, public open space, drainage infrastructure and new access following demolition of two existing dwellings and outline planning permission (all matters reserved except for point of access) for 0.55ha of employment uses (classes E (g) (i, ii and iii), B2 and B8).

Councillor Bray requested on behalf of all members that it be recorded that some industrial units along the access to the site were owned by the Borough Council.

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

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

RESOLVED –

- (i) Permission be granted subject to
  - a. The conditions outlined in the officer's report and late items;
  - b. The completion of a S106 agreement to secure the required financial contributions including affordable housing, education, health, highways, open space, maintenance and monitoring costs.
- (ii) The Head of Planning be granted delegated authority to
  - a. Determine the final detail of the conditions;
  - b. Determine the detailed terms of the S106 agreement;
  - c. Secure necessary revisions in consultation with the Local Highways Authority to ensure that the road layout is adopted.

**380. 24/00828/REM - Land south of Main Street, Stanton Under Bardon**

Application for reserved matters (layout, scale, appearance, landscaping and access other than vehicular access) of outline permission 22/00527/OUT for residential development of up to 50 dwellings.

The agent spoke on this application.

Members expressed concern about the lack of affordable housing and the below-standard garden sizes. It was moved by Councillor Bray and seconded by Councillor S Gibbens that the application be deferred for further discussion with the applicant on the concerns raised. Upon being put to the vote, the motion was CARRIED and it was

RESOLVED – the application be deferred for further discussion with the applicant.

**381. Appeals progress**

Members were updated on appeals.

(The Meeting closed at 7.47 pm)

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CHAIR