



**Hinckley & Bosworth
Borough Council**

Date: 09 June 2025

To: Members of the Planning Committee

Cllr MJ Crooks (Chair)	Cllr C Gibbens
Cllr J Moore (Vice-Chair)	Cllr SM Gibbens
Cllr CM Allen	Cllr CE Green
Cllr RG Allen	Cllr KWP Lynch
Cllr SL Bray	Cllr LJ Mullaney
Cllr MA Cook	Cllr H Smith
Cllr DS Cope	Cllr BR Walker
Cllr REH Flemming	Cllr R Webber-Jones
	(1 vacancy)

Copy to all other Members of the Council

(other recipients for information)

Dear member,

There will be a meeting of the **PLANNING COMMITTEE** in the De Montfort Suite, Hinckley Hub on **TUESDAY, 17 JUNE 2025 at 6.30 pm** and your attendance is required.

The agenda for the meeting is set out overleaf.

Yours sincerely

A handwritten signature in black ink, appearing to read 'R Owen'.

Rebecca Owen
Democratic Services Manager

Fire Evacuation Procedures

- On hearing the fire alarm, leave the building **at once** quickly and calmly by the nearest escape route (indicated by green signs).
- *There are two escape routes from the Council Chamber – at the side and rear. Leave via the door closest to you.*
- Proceed to **Willowbank Road car park**, accessed from Rugby Road then Willowbank Road.
- **Do not** use the lifts.
- **Do not** stop to collect belongings.

Recording of meetings

At HBBC we are open and transparent about how we make decisions. We allow recording, filming and photography at all public meetings including Council, the Executive and Planning Committee as long as doing so does not disturb or disrupt the proceedings. There may occasionally be some reports that are discussed in private session where legislation requires this to happen, but this is infrequent.

We also allow the use of social media during meetings, which helps to bring the issues discussed to a wider audience.

Members of the public, members of the press and councillors are hereby informed that, in attending the meeting, you may be captured on film. If you have a particular problem with this, please contact us so we can discuss how we may accommodate you at the meeting.

Use of mobile phones

To minimise disturbance to others attending the meeting, please switch off your phone or other mobile device or turn it onto silent or vibrate mode.

Thank you

PLANNING COMMITTEE - 17 JUNE 2025

A G E N D A

1. **APOLOGIES AND SUBSTITUTIONS**

2. **MINUTES (Pages 1 - 2)**

To confirm the minutes of the meeting held on 20 May 2025.

3. **ADDITIONAL URGENT BUSINESS BY REASON OF SPECIAL CIRCUMSTANCES**

To be advised of any additional items of business which the Chair decides by reason of special circumstances shall be taken as matters of urgency at this meeting. Items to be taken at the end of the agenda.

4. **DECLARATIONS OF INTEREST**

To receive verbally from Members any disclosures which they are required to make in accordance with the Council's Code of Conduct or in pursuance of Section 106 of the Local Government Finance Act 1992. **This is in addition to the need for such disclosure to be also given when the relevant matter is reached on the agenda.**

5. **QUESTIONS**

To hear any questions in accordance with Council Procedure Rule 12.

6. **DECISIONS DELEGATED AT PREVIOUS MEETING**

To report progress on any decisions delegated at the previous meeting.

7. **24/00560/HYB - LAND OFF STATION ROAD, MARKET BOSWORTH (Pages 3 - 42)**

Hybrid application for full permission for residential development of up to 135 dwellings along with landscaping, public open space, drainage infrastructure and new access following demolition of two existing dwellings; and outline permission (all matters reserved except for point of access) for 0.6ha of employment uses (classes E(g)(i, ii and iii), B2 and B8).

8. **24/00831/OUT - LAND NORTH OF SHENTON LANE, MARKET BOSWORTH (Pages 43 - 74)**

Outline application for the erection of up to 100 dwellings (including 40% affordable housing) with public open space, landscaping, sustainable drainage system, a vehicular access point and the demolition of one residential dwelling. All matters reserved except for means of access (re-submission of 22/00167/OUT).

9. **23/01144/FUL - LAND OFF LEICESTER ROAD, MARKFIELD (Pages 75 - 90)**

Application for construction of a 72-bed residential care home (C2) and associated solar panels, access, parking and landscaping (cross-boundary application with Charnwood Borough Council).

10. **22/00882/OUT - LAND ADJACENT TO MIRA TECHNOLOGY PARK, CALDECOTE (Pages 91 - 120)**

Outline application (all matters reserved) for extension of MIRA Technology Park to comprise employment use (class B2); associated office and service uses (class E g); storage (class B8); new spine road; car parking; landscaping and enabling works (cross boundary application with North Warwickshire Borough Council).

11. **APPEALS PROGRESS (Pages 121 - 126)**

To report on progress relating to various appeals.