



**Hinckley & Bosworth  
Borough Council**

**Date: 04 August 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, 12 AUGUST 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 - 12 AUGUST 2025

### A G E N D A

1. **APOLOGIES AND SUBSTITUTIONS**

2. **MINUTES (Pages 1 - 4)**

To confirm the minutes of the meeting held on 15 July 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. **24/00264/OUT - LAND NORTH OF NORMANDY WAY, HINCKLEY (Pages 5 - 42)**

Outline planning application for the erection of up to 415 dwellings including landscaping, open space, drainage and associated infrastructure (outline – access only).

8. **24/00709/REM - ASHFIELD FARM, KIRKBY ROAD, DESFORD (Pages 43 - 62)**

Application for approval of reserved matters (relating to appearance, landscaping, layout and scale for the erection of 120 dwellings and associated works) attached to planning permission 22/01227/OUT (APP/K2420/W/23/3320601) including discharge of conditions 5 (ecological constraints and opportunities), 6 (biodiversity details), 9 (surface water scheme) and 11 (site/ground investigation).

9. **25/00476/FUL - ADJACENT THOMPSTONE COTTAGE, MAIN ROAD, SHEEPY MAGNA (Pages 63 - 82)**

Application for demolition of the existing commercial workshop, removal of existing containers and erection of a replacement commercial workshop.

10. **25/00362/FUL - 3 EVERARD WAY, STANTON UNDER BARDON, MARKFIELD (Pages 83 - 94)**  
Application for change of use from existing residential dwelling to residential care home (class C2) for up to three people and conversion of existing garage to office space.
11. **24/00769/FUL - KYNGS GOLF AND COUNTRY CLUB, STATION ROAD, MARKET BOSWORTH (Pages 95 - 112)**  
Application for change of use of land and siting of nine single storey holiday lodges with vehicle parking and associated works (revised scheme 23/00508/FUL).
12. **24/01079/OUT - LAND NORTH OF STATION ROAD, MARKET BOSWORTH (Pages 113 - 178)**  
Outline application for up to 126 dwellings (all matters except access).
13. **APPEALS PROGRESS (Pages 179 - 184)**  
To report on progress relating to various appeals.