

HINCKLEY AND BOSWORTH BOROUGH COUNCIL

PLANNING COMMITTEE

13 DECEMBER 2011 AT 6.30 PM

PRESENT: Mr DM Gould - Chairman  
Mr R Mayne – Vice-Chairman  
Mr RG Allen, Mr JG Bannister, Mr PR Batty, Mr DC Bill, Mr CW Boothby,  
Mrs T Chastney, Mrs WA Hall, Mrs L Hodgkins, Mr JS Moore, Mr LJP O'Shea,  
Mr BE Sutton, Miss DM Taylor, Mr R Ward and Ms BM Witherford

In accordance with Council Procedure Rule 4.2 Mr KWP Lynch was also in attendance.

Officers in attendance: Cathy Horton, Michael Rice, Barry Whirrity and Simon Wood

287 APOLOGIES AND SUBSTITUTIONS

Apologies for absence were submitted on behalf of Mr Crooks.

288 MINUTES

On the motion of Mr Moore, seconded by Mr Bannister, it was

RESOLVED – the minutes of the meeting held on 11 October be confirmed and signed by the Chairman.

289 DECLARATIONS OF INTEREST

Mr Allen, Mr Batty, Mr Boothby, Mrs Chastney, Mr Moore, Mr O'Shea and Mr Ward declared a personal interest in application 11/00818/FUL as the applicant was a fellow councillor.

Mr Sutton declared a personal and prejudicial interest in item 11/00818/FUL as the applicant. He requested the opportunity to speak on the item before leaving the Chamber.

Mr Allen declared a personal interest in application 11/00757/FUL.

Mr Bill declared a personal and prejudicial interest in application 11/00892/COU as a member of the Police Authority.

290 DECISIONS DELEGATED AT PREVIOUS MEETING

The Head of Planning reported on the following decisions which had been delegated at the previous meetings:

- (i) 11/00571/FUL (delegated at meeting on 11 October) – It was reported that this had now been sent to the Secretary of State;
- (ii) 11/00360/OUT (delegated at meeting on 15 November) – It was reported that this had been sent to the Secretary of State.

291 TOWN & COUNTRY PLANNING ACT 1990 - APPLICATIONS TO BE DETERMINED

The Committee considered a schedule of planning applications, together with a list of late items, and the recommendations of the Deputy Chief Executive (Community Direction).

- (a) 11/00687/FUL – Change of use from Registrar’s Office and Offices (B1) to children’s nursery (D1) including extensions and alterations, The Chestnuts, 25 Mount Road, Hinckley – Mr Jon Higgins

It was reported that this item had been withdrawn from the agenda.

- (b) 11/00368/FUL – Erection of 84 dwellings incorporating access, public open space, balancing pond, pumping station and associated earthworks, landscaping, car parking and other ancillary works, Land adjacent to Greyhound Stadium, Nutts Lane, Hinckley – Taylor Wimpey UK Limited

Notwithstanding the officer’s recommendation that the application be approved, Members felt that further discussion was required with the applicant and the Highways Authority regarding highway safety issues, particularly around the bridge outside the application site. No other issues of concern were raised. It was moved by Mr Boothby and seconded by Mr O’Shea that the application be deferred in order to meet with the Developer and Leicestershire County Council Highways. Upon being put to the vote, the motion was CARRIED.

It was then unanimously

RESOLVED – the application be deferred for further discussions regarding highway safety.

- (c) 11/00755/FUL – Change of use of land from agricultural land to mixed use of agricultural and equestrian land and retention and erection of associated buildings (part retrospective), Land Markfield Lane, Thornton – Mrs Margaret Ashby

Notwithstanding the officer’s recommendation that the application be permitted, some Members felt that the proposal constituted over-proliferation of the site and it was proposed by Mr Boothby and seconded by Mr O’Shea that the application be refused on these grounds and in accordance with policy NE5.

Following further discussion, Mr Boothby, supported by Mr O’Shea, withdrew his motion to refuse the application.

It was then proposed by Mr Boothby and seconded by Mr O’Shea that the application be approved as per the officer’s recommendation, with the addition of conditions to remove the area of hardstanding on the right side of the site, prevent the erection of any further structures or buildings and prevent any commercial use of the land and buildings. Upon being put to the vote, the amendment was CARRIED.

It was therefore unanimously

RESOLVED – the application be permitted subject to the conditions contained in the officer’s report, late items and the above-mentioned additional conditions.

Having declared a personal and prejudicial interest in the following application, Mr Bill left the meeting at 8.35pm.

- (d) 11/00892/COU – Change of use from Magistrates’ Administration Office to Police Station (Sui generis), Chief Executive’s Office, Upper Bond Street, Hinckley – Mr John Roberts

On the motion of Mr Gould, seconded by Mr Mayne, it was

RESOLVED – subject to no new significant material observations being received by the end of the consultation period expiring on 14 December 2011, the Deputy Chief Executive (Community Direction) be granted delegated powers to grant planning permission subject to the conditions contained in the officer’s report.

Mr Bill returned to the meeting at 8.38pm.

- (e) 11/00761/FUL – Extensions and alterations to office block, Former Emesite, Nutts Lane, Hinckley – Western Power Distribution

On the motion of Mr Ward, seconded by Mr Allen, it was

RESOLVED – the application be permitted subject to the conditions contained in the officer’s report.

- (f) 11/00818/FUL – Substitution of house type for unit no2 of planning permission 10/00516/FUL, Sycamore Farm, 29 Main Street, Barton In The Beans – Mr Brian Sutton

As the applicant, Mr Sutton spoke briefly in support of his application, then left the meeting at 8.46pm prior to discussion of the item.

On the motion of Mr Bill, seconded by Miss Taylor, it was

RESOLVED – the application be permitted subject to the conditions contained in the officer’s report.

Mr Sutton returned to the meeting at 8.50pm.

- (g) 11/00850/EXT – Extension of time for extant planning permission 08/00824/FUL for demolition of existing building and erection of 3 light industrial units, Unit 3 Station Road Industrial Estate, Station Road, Market Bosworth – Mr T Clinton

On the motion of Mr O’Shea, seconded by Miss Taylor, it was

RESOLVED – the application be permitted subject to the conditions contained in the officer’s report.

- (h) 11/00757/FUL – Erection of four modular buildings, National Grid, Brick Kiln Street, Hinckley – Ms Fran Muddimer

On the motion of Mr Moore, seconded by Mr Batty, it was

RESOLVED – the application be permitted subject to the conditions contained in the officer’s report and late items.

292 BURBAGE CONSERVATION AREA STATEMENT AND MANAGEMENT PLAN

Members were presented with the Burbage Conservation Area Statement and Management Plan. It was moved by Mr O'Shea, seconded by Mr Moore and

RESOLVED – the Conservation Area Statement and Management Plan for Burbage be adopted as Planning Guidance.

293 LAND AT STRETTON CROFT, WATLING STREET, BURBAGE

The Planning Committee received a report which provided information on an application for outline planning permission currently under consideration by Rugby Borough Council in order to make representations to that authority. Members supported the recommendation to object to the proposal for the reasons stated in the report.

RESOLVED – Rugby Borough Council be informed that Hinckley & Bosworth Borough Council objects to the proposal on the following grounds:

- (i) the sequential site analysis document fails to demonstrate why this Greenfield site, outside of a defined settlement boundary, is sequentially preferable;
- (ii) the development is contrary to Rugby Core Strategy Policy CS1, or paragraph 2.10;
- (iii) the proposal is considered to be contrary to spatial objectives 1 and 2 along with policies 1, 2, 3 and 4 of the Hinckley & Bosworth Core Strategy.

294 APPEALS LODGED AND DETERMINED

A summary of appeals lodged and determined since the last meeting was submitted. On the motion of Miss Taylor, seconded by Mr Moore it was

RESOLVED – the report be noted.

295 APPEALS PROGRESS

A schedule was submitted to the Committee indicating the stages that various appeals against planning decisions had reached. It was moved by Mr O'Shea, seconded by Miss Taylor and

RESOLVED – the report be noted.

296 DELEGATED DECISIONS ISSUED

Details of delegated decisions issued were presented to Members. On the motion of Mr O'Shea, seconded by Mr Boothby, it was

RESOLVED – the report be noted.

(The Meeting closed at 9.02 pm)

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CHAIRMAN