

HINCKLEY AND BOSWORTH BOROUGH COUNCIL

PLANNING COMMITTEE

7 JANUARY 2020 AT 6.30 PM

PRESENT: Mrs MJ Crooks - Chairman
Mr DJ Findlay – Vice-Chairman
Mrs CM Allen, Mr RG Allen, Mr CW Boothby, Mr MB Cartwright, Mr DS Cope,
Mr WJ Crooks, Mr REH Flemming, Mr SM Gibbens, Mr E Hollick, Mr MR Lay (for
Mr A Furlong), Mr KWP Lynch, Mrs LJ Mullaney, Mr RB Roberts, Mrs H Smith
and Mr BR Walker

Also in attendance: Councillor MA Cook

Officers in attendance: Matthew Bowers, Jenny Brader, Rhiannon Hill, Rebecca Owen, Michael Rice and Nicola Smith

230 APOLOGIES AND SUBSTITUTIONS

Apologies for absence were submitted on behalf of Councillor Furlong, with the substitution of Councillor Lay authorised in accordance with council procedure rule 10.

231 MINUTES

It was moved by Councillor Cartwright, seconded by Councillor WJ Crooks and

RESOLVED – the minutes of the meeting held on 12 November 2019 be confirmed and signed by the chairman.

232 DECLARATIONS OF INTEREST

Councillors RG Allen and CM Allen declared non-pecuniary interests in applications 19/00674/FUL and 19/00742/FUL as members of Earl Shilton Town Council's Planning Committee which had considered the applications.

Councillors Lynch and Walker declared non-pecuniary interests in application 19/01190/HOU as members of Burbage Parish Council's Planning Committee which had considered the application.

233 DECISIONS DELEGATED AT PREVIOUS MEETING

It was noted that the decision in relation to application 19/00901/FUL had been issued.

234 19/01011/OUT - LAND SOUTH OF CUNNERY CLOSE, BARLESTONE

Application for residential development for up to 176 dwellings with public open space, landscaping and sustainable drainage systems (outline – access only).

Notwithstanding the officer's recommendation that permission be granted, some members felt that the development was out of keeping with the character of the area. It was MOVED by Councillor WJ Crooks and SECONDED by Councillor Cartwright that the

application should be refused. The meeting adjourned at 7.10pm for the mover and seconder to draft their reasons for refusal and reconvened at 7.18pm.

Upon being put to the vote, the motion was CARRIED and it was

RESOLVED – permission be refused for the following reasons:

- (i) The development would be out of keeping with the character of the area and therefore, contrary to policies DM4 and DM10 of the Site Allocations and Development Management Policies DPD;
- (ii) The site is accessed via an unclassified road with on-street parking and the nearby junctions are over capacity, the proposal is therefore detrimental to highway safety contrary to policy DM17 of the Site Allocations and Development Management Policies DPD.

235 19/00496/FUL - 75A NEWBOLD ROAD, BARLESTONE

Application for erection of 8 dwellings and associated access.

Whilst in support of the officer's recommendation that the application be permitted, concern was expressed about drainage and the lack of continuous footpath outside of the site. It was MOVED by Councillor Cartwright and SECONDED by Councillor RG Allen that it be delegated to the Planning Manager to approve the application subject to a footpath being deliverable and an additional condition in relation to submitting details of surface water treatment and, should delivery of a footpath not be deliverable, the application be brought back to the Planning Committee for determination. Upon being put to the vote, the motion was CARRIED and it was

RESOLVED – the Planning Manager be granted delegated authority to approve permission subject to:

- (i) The conditions contained in the officer's report;
- (ii) An additional condition in relation to surface water drainage;
- (iii) A condition requiring provision of a footpath along the frontage of the site;
- (iv) An additional note to applicant regarding notifying the coal authority.

236 19/01013/FUL - LAND SOUTH OF PINWOOD DRIVE, MARKFIELD

Application for erection of ten bungalows (extension to Markfield Court Retirement Village).

Following a discussion on the possibilities of including a condition that residents of the proposed properties have use of the existing on-site facilities, the meeting adjourned at 8.29pm to seek advice and reconvened at 8.35pm.

It was MOVED by Councillor RG Allen and SECONDED by Councillor Boothby that permission be granted with an additional condition that the residents of the new properties will have access to the facilities on site. Upon being put to the vote, the motion was CARRIED and it was

RESOLVED – permission be granted subject to:

- (i) Completion within three months of this resolution to a S106 agreement to secure the following obligations:
 - a. 40% of the total number of the bungalows shall be affordable units and shall be delivered on site with a mix of 75% social or affordable rent and 25% intermediate tenure. The bungalows shall be 2 bed 4 person units
 - b. Contribution towards library services of £300
- (ii) The conditions contained in the officer's report;
- (iii) Additional conditions requiring:
 - a. that residents of the new properties have access to the existing facilities;
 - b. that the residents have access to fibre optic broadband;
 - c. the retention of the hedgerow across the frontage of the site.

Councillor Lay left the meeting at 8.40pm.

237 19/01212/OUT - LAND REAR OF 237 MAIN STREET, THORNTON

Application for erection of one dwelling (outline – all matters reserved).

It was moved by Councillor Roberts, seconded by Councillor Boothby and

RESOLVED – permission be granted subject to the conditions contained in the officer's report.

238 19/00674/FUL - LAND TO THE WEST OF HEATH LANE SOUTH, EARL SHILTON

Application for erection of four flats (resubmission of 18/00618/FUL).

It was MOVED by Councillor RG Allen and SECONDED by Councillor CM Allen that permission be refused. Following further discussion, Councillor RG Allen and Councillor CM Allen withdrew the proposal.

It was MOVED by Councillor RG Allen and SECONDED by Councillor Roberts that permission be granted with an additional condition requiring a hard boundary between the site and the properties on Hinckley Road. Upon being put to the vote, the motion was CARRIED and it was

RESOLVED – permission be granted subject to the conditions contained in the officer's report and an additional condition requiring a hard boundary between the site and the properties on Hinckley Road.

239 19/00714/FUL - FORGE BUNGALOW, MAIN STREET, CADEBY

Application for demolition of existing bungalow and erection of two dwellings.

Notwithstanding the officer's recommendation that permission be granted, some members felt that the proposal constituted over development of the site. It was MOVED

by Councillor Cartwright and **SECONDED** by Councillor Roberts that permission be refused for this reason.

At this juncture, it having reached 9.30pm, it was moved by Councillor MJ Crooks, seconded by Councillor Findlay and

RESOLVED – the meeting be permitted to continue in accordance with council procedure rule 8.

Returning to Councillor Cartwright's motion to refuse permission, which had been seconded by Councillor Roberts, the motion was put to the vote and **CARRIED**. It was therefore

RESOLVED – permission be refused due to the proposal resulting in the overdevelopment of the site contrary to policy DM10 of the Site Allocations and Development Management Policies DPD.

240 **19/01103/HOU - 32 NORTHUMBERLAND AVENUE, MARKET BOSWORTH, NUNEATON**

Application for single storey side extension and front porch extension.

Notwithstanding the officer's recommendation that permission be granted, some members felt that the proposed development would be overbearing in terms of its height and would result in loss of light and would be over-development of the site. It was **MOVED** by Councillor Roberts and **SECONDED** by Councillor Gibbens that permission be refused for these reasons. Upon being put to the vote, the motion was **CARRIED** and it was

RESOLVED – permission be refused due to the overbearing nature of the development in terms of its height and resulting loss of light, breaching the 45 degree rule which would have an adverse impact on residents, and the overdevelopment of the site contrary to policy DM10 of the Site Allocations and Development Management Policies DPD.

241 **19/01111/HOU - 35 ARNOLDS CRESCENT, NEWBOLD VERDON**

Application for two storey side and front extension with single storey side extension.

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

RESOLVED –

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

242 **19/00742/FUL - 42 STATION ROAD, EARL SHILTON**

Application for erection of four apartments.

Concern was expressed about lack of parking on site and restrictions for on street parking and in local car parks. It was **MOVED** by Councillor RG Allen and **SECONDED** by Councillor Gibbens that the application be deferred to investigate the possibility of

requiring the applicant to provide parking permits for the nearby car park. Upon being put to the vote, the motion was CARRIED and it was

RESOLVED – the application be deferred.

243 19/01190/HOU - 1A STRETTON CLOSE, BURBAGE

Application for extensions and alterations to dwelling comprising single-storey side extension, front porch and replacement detached garage.

On the motion of Councillor RG Allen, seconded by Councillor Lynch, it was

RESOLVED – permission be granted subject to the conditions contained in the officer's report.

244 MAJOR PROJECTS UPDATE

Members received a report which provided an update on major projects. Concern was expressed in relation to Leicestershire County Council's report about the Barwell SUE and it was noted that a meeting had been requested. It was moved by Councillor WJ Crooks, seconded by Councillor Flemming and

RESOLVED – the report be noted.

245 PLANNING ENFORCEMENT UPDATE

Members were updated on enforcement cases. A member asked for a briefing note on successful cases, with photographs.

RESOLVED – the report be noted.

246 APPEALS PROGRESS

The committee received an update on appeals.

RESOLVED – the report be noted.

(The Meeting closed at 10.30 pm)

CHAIRMAN