

HINCKLEY AND BOSWORTH BOROUGH COUNCIL

PLANNING COMMITTEE

4 FEBRUARY 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 SL Bray (for Mrs LJ Mullaney),  
Mr MB Cartwright, Mr DS Cope, Mr WJ Crooks, Mr REH Flemming,  
Mr A Furlong, Mr SM Gibbens, Mr E Hollick, Mr KWP Lynch, Mr RB Roberts and  
Mr BR Walker

Also in attendance: Councillor DC Bill MBE and Councillor LJP O'Shea JP

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

290 APOLOGIES AND SUBSTITUTIONS

Apologies for absence were submitted on behalf of Councillors L Mullaney and Smith, with the substitution of Councillor Bray for Councillor Mullaney authorised in accordance with council procedure rule 10.

291 MINUTES

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

RESOLVED – the minutes of the meeting held on 7 January be confirmed and signed by the chairman.

292 DECLARATIONS OF INTEREST

In relation to application 19/00742/FUL (item 8 on the agenda), Councillor Cartwright declared that the applicant had approached him for a meeting about climate change which he had attended but he stated that he had not formed a view on the application and his ability to sit on the committee and vote on the item was not affected.

Councillors Boothby and Bray declared that they had also met with the applicant but were coming to the meeting with an open mind.

293 DECISIONS DELEGATED AT PREVIOUS MEETING

It was reported that all decisions delegated at previous meetings had been issued.

294 19/00947/OUT - LAND OFF SKETCHLEY LANE, BURBAGE

It was noted that this item had been withdrawn from the agenda.

Application for residential development up to 168 dwellings (outline – access only) with associated means of access onto Markfield Road and Groby Road, car parking, new footpath links, amenity space and landscaping.

Notwithstanding the officer recommendation that permission be granted, some members felt that the proposal was detrimental to highway safety, not sustainable and would result in flooding. It was **MOVED** by Councillor Boothby and **SECONDED** by Councillor Roberts that permission be refused for these reasons. Upon being put to the vote, the motion was **LOST**.

It was then moved by Councillor Flemming, seconded by Councillor Walker and

**RESOLVED –**

- (i) permission be granted subject to:
  - a. The completion within three months of this resolution of a S106 agreement to secure the following obligations:
    - 40% affordable housing, 75% affordable rented and 25% shared ownership
    - £5,070.00 for library facilities at Ratby Library
    - £94,833.37 for education
    - £109,890.00 for health care provision (GP practices)
    - On-site open space requirement of at least 605m<sup>2</sup> of equipped play area; 2822m<sup>2</sup> of casual / informal play space and 6720m<sup>2</sup> of natural green space along with maintenance costs
    - Off-site open space contribution along with maintenance costs for 6451m<sup>2</sup> of outdoor sports provision and any of the required natural green space which cannot be accommodated on-site, and maintenance of the green space
    - Any highway contributions that may be requested and which are deemed to be CIL compliant
  - b. The conditions contained in the officer's report and late items;
- (ii) The Planning Manager be granted powers to determine the final detail of planning conditions;
- (iii) The Planning Manager be granted powers to determine the terms of the S106 agreement including the inclusion of any highway contributions and the trigger points and clawback periods of all contributions.

Councillor Boothby left the meeting at this juncture.

296 19/00607/FUL - LAND WEST OF BREACH LANE, EARL SHILTON

Application for erection of three detached dwellings.

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

RESOLVED –

- (i) Permission be granted subject to:
  - a. The completion within three months of this resolution of a S106 agreement to secure play and open space obligations
  - b. The conditions contained in the officer's report
- (ii) The Planning Manager be granted powers to determine the final detail of the planning conditions;
- (iii) The Planning Manager be granted powers to determine the terms of the S106 agreement including trigger points and clawback periods.

297 19/00742/FUL - 42 STATION ROAD, EARL SHILTON

Application for erection of four apartments.

Some members felt that the proposal would be overbearing and would constitute overdevelopment, and provided insufficient parking. It was MOVED by Councillor R Allen and SECONDED by Councillor C Allen that permission be refused. Upon being put to the vote, the motion was LOST.

It was moved by Councillor Findlay, seconded by Councillor Bray 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 the planning conditions.

298 19/01035/FUL - LAND ADJACENT TO 1 BACK LANE, MARKET BOSWORTH

Erection of one dwelling.

It was moved by Councillor R Allen, seconded by Councillor Roberts and

RESOLVED – permission be refused for the reasons contained in the officer's report.

299 19/00496/FUL - 75A NEWBOLD ROAD, BARLESTONE

Application for erection of eight dwellings and associated access.

It was moved by Councillor Cartwright, seconded by Councillor Flemming 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.

300 APPEALS PROGRESS

In considering the progress of various appeals, members discussed the appeal in relation to application 19/00253/CONDIT from Poundstretcher Limited. It was noted that the Planning Inspectorate had notified the council that the appeal would be by way of written representations. Officers, at the request of the Leader, had sent a written submission to the Planning Inspector in October 2019 requesting that the appeal be determined by way of public inquiry. The Planning Inspector had still stated that the method of appeal should be by way of written representations but that this would be reviewed in five week's time.

(The Meeting closed at 7.58 pm)

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CHAIRMAN