

HINCKLEY AND BOSWORTH BOROUGH COUNCIL

PLANNING COMMITTEE

19 MAY 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 JMT Collett (for Mrs H Smith), 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, Councillor MA Cook, Councillor MC Sheppard-Bools, Councillor R Webber-Jones and Councillor P Williams

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

366 APOLOGIES AND SUBSTITUTIONS

Apologies for absence were submitted on behalf of Councillors Mullaney and Smith, with the following substitutions authorised in accordance with council procedure rule 10:

Councillor Bray for Councillor Mullaney  
Councillor Collett for Councillor Smith.

367 MINUTES

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

RESOLVED – the minutes of the meeting held on 3 March 2020 be approved as a correct record.

368 DECLARATIONS OF INTEREST

Councillor Collett stated that, whilst he had made comments in relation to application 19/01324/OUT, he had come to the meeting with an open mind and would listen to the debate before forming a view.

369 DECISIONS DELEGATED AT PREVIOUS MEETING

It was reported that all decisions had been issued.

370 19/00947/OUT - LAND OFF SKETCHLEY LANE, BURBAGE

Application for development comprising up to 140 dwellings and extension of Sketchley Meadows Business Park for up to 30,000 sq m gross external floor space for class B2 general industrial / class B8 warehousing and distribution use with associated means of access from Watling Drive and Sketchley Lane, associated means of access from Watling Drive and Sketchley Lane, associated internal estate roads, parking, landscaping, open space and sustainable drainage (outline – including access)

At this juncture, Councillors Bray, Flemming and Lynch declared a personal interest as a member of Burbage Parish Council but stated he had come to the meeting with an open mind.

It was highlighted that the officer's recommendation had been amended to that of refusal since publication of the report due to the Burbage Neighbourhood Plan having been published in the intervening period and now being afforded substantial weight.

Whilst in support of the amended recommendation, some members felt that the proposed development would also be harmful to the intrinsic value, character and beauty of the open countryside due to harm to the view from the footpath contrary to policy DM4 and would have significant adverse impact upon highway safety contrary to policy DM17. It was moved by Councillor Findlay and seconded by Councillor Walker that the application be refused in accordance with the officer's recommendation and the abovementioned additional reasons. Upon being put to the vote, the motion was CARRIED and it was

RESOLVED – permission be refused for the following reasons:

- (i) The application proposes commercial and residential development on areas identified as a green corridor. The green corridors have been identified as important areas that should be protected due to their contribution to the character of Burbage. The development would neither protect nor enhance the green corridor and therefore the development is contrary to policies 1 and 9 of the Burbage Neighbourhood Plan;
- (ii) The development would be harmful to the intrinsic value, character and beauty of the open countryside contrary to policy DM4;
- (iii) The development would have significant adverse impact on highway safety contrary to policy DM17.

371 19/01437/FUL - KYNGS GOLF AND COUNTRY CLUB, STATION ROAD, MARKET BOSWORTH

Application for erection of a multi-purpose golf clubhouse (D2), formation of new car parking areas and access roads and the erection of six golf holiday homes (C1) and all associated ancillary works and landscaping.

It was moved by Councillor Bray and seconded by Councillor Roberts that permission be granted in accordance with the officer's recommendation. Councillor Cartwright suggested an amendment that final agreement of the conditions be delegated to the Head of Planning in consultation with the chairman and ward councillor. The mover and seconder of the original motion accepted the amendment. Upon being put to the vote, the motion was CARRIED and it was

RESOLVED – permission be granted and the final conditions be delegated to officers in consultation with the chairman and ward councillor.

Councillor Boothby left the meeting at 8.20pm and was absent for the vote.

The meeting adjourned at 8.25pm and reconvened at 8.32pm.

372 19/01243/OUT - ASHFIELD FARM, KIRKBY ROAD, DESFORD

Application for residential development of up to 120 dwellings (outline – access only)

Notwithstanding the officer's recommendation that permission be granted, some members felt that the proposed development would harm the open character, landscape character of the countryside as it would have significant impact on the intrinsic value and openness of the area and would therefore be contrary to policy DM4. They also felt it would have a severe impact on highway safety due to the proximity to the school and recreation ground and a residual cumulative impact on the highway network which was exacerbated by the narrow roads and existing on-street car parking and was therefore contrary to policy DM17. It was moved by Councillor J Crooks and seconded by Councillor R Allen that the application be refused for these reasons. 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 cause harm to the open character and landscape character of the countryside contrary to policy DM4;
- (ii) The development would have a severe impact on highway safety and an impact on the highway network contrary to policy DM17.

At 9.28pm it was moved by Councillor J Crooks, seconded by Councillor Findlay and

RESOLVED – the meeting be permitted to continue past 9.30pm.

373 19/01324/OUT - LAND AT WYKIN LANE, STOKE GOLDING

Application for residential development of up to 55 dwellings (outline – access only)

During discussion on this item, it was identified that the livestream of the meeting had ceased, thereby restricting public access to the meeting. In accordance with the procedure rules for remote meetings, the meeting was adjourned due to it no longer being open to the public and application 19/01324/OUT was deferred to the next meeting.

374 APPEALS PROGRESS

This item was deferred to the next meeting.

(The Meeting closed at 9.55 pm)

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CHAIRMAN