

HINCKLEY AND BOSWORTH BOROUGH COUNCIL

PLANNING COMMITTEE

1 MAY 2012 AT 6.30 PM

PRESENT: Mr DM Gould - Chairman  
Mr R Mayne – Vice-Chairman  
Mr JG Bannister, Mr DC Bill, Mr CW Boothby, Mrs T Chastney, Mr WJ Crooks,  
Mrs WA Hall, Mr DW Inman (for Mrs L Hodgkins), Mr JS Moore, Mr LJP O'Shea,  
Mrs H Smith (for Mr PR Batty), Mr BE Sutton, Miss DM Taylor, Mr R Ward and  
Ms BM Witherford

In accordance with Council Procedure Rule 4.2 Councillors were also in attendance.

Officers in attendance: Tracy Miller, Rebecca Owen, Emma Page and Simon Wood

525 APOLOGIES AND SUBSTITUTIONS

Apologies were submitted on behalf of Councillor Allen, Councillor Batty and Councillor Hodgkins and the following substitutions authorised in accordance with Council Procedure Rule 4.1:

Councillor Inman for Councillor Hodgkins  
Councillor Smith for Councillor Batty.

526 MINUTES

It was

RESOLVED - The minutes of the meeting held on 3 April 2012 were confirmed and signed by the Chairman.

527 DECLARATIONS OF INTEREST

Councillor Mrs Hall declared that she had previously indicated a view with regard to application 12/00164/FUL but stated that she had an open mind.

528 DECISIONS DELEGATED AT PREVIOUS MEETING

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

- (i) 12/00154/FUL – it was reported that the section 106 agreement was almost complete;
- (ii) 11/01023/REM – the decision had been issued on 30 April 2012;
- (iii) 12/00184/FUL – the decision had been issued on 6 April 2012.

529 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 Head of Planning.

- (a) 12/00164/FUL – Erection of two dwellings, land rear of 66-72 Church Street, Burbage – Mrs F Clark

Notwithstanding the reasons for refusal in the report omitting the Highways objections, Members felt that this was relevant due to the absence of car parking for the property. On the motion of Councillor Inman, seconded by Councillor Taylor it was

RESOLVED – the application be refused for the reasons contained in the officer's report, late items, and due to the adverse impact on highway safety that could result from lack of parking provision.

- (b) 12/00240/FUL – Extensions and alterations to Parish Hall, Market Bosworth Parish Hall, 25 Park Street, Market Bosworth – Mr Peter Smith

Notwithstanding the officer's recommendation that the application be permitted, Members felt that they needed to visit the site before making a decision. On the motion of Councillor Crooks, seconded by Councillor Mayne it was

RESOLVED – the application be deferred for a site visit.

- (c) 12/00223/CON – Extensions and alterations to Parish Hall, St Peters Church Hall, 25 Park Street, Market Bosworth – Mr Peter Smith

Notwithstanding the officer's recommendation that the application be permitted, Members felt that they needed to visit the site before making a decision. On the motion of Councillor Crooks, seconded by Councillor Mayne it was

RESOLVED – the application be deferred for a site visit.

- (d) 12/00040/FUL – Extensions and alterations to club, Groby Ex-Servicemens Club, 16-18 Leicester Road, Groby – Mr Simon Thompson

In order to address concerns raised, the condition requiring closure of the roof garden should be amended from 11pm to 10pm. It was moved by Councillor O'Shea, seconded by Councillor Crooks and

RESOLVED – the application be permitted subject to the conditions contained in the officer's report, late items and amendment to condition relating to closure of the roof garden.

- (e) 11/00791/OUT – Erection of bespoke care home with 48 bedrooms, associated amenities and staff facilities (outline – layout, siting, appearance and access for approval), Glebe Farm, Kirkby Road, Barwell – Mr Konrad Skubala

On the motion of Councillor Crooks, seconded by Councillor Taylor, it was

RESOLVED – the Head of Planning be delegated to refuse planning permission subject to no significant representations being received before 4 May 2012 for the reason contained in the officer's report.

- (f) 12/00075/FUL – Change of use from a hotel to an Emmaus Community, Elm Lea, Ashby Road, Hinckley – Emmaus Community Leicestershire & Rutland

Whilst in support of permitting the application, Members felt that there was still some doubt regarding the appropriateness of this site for the proposed use. In order to provide an opportunity for a trial run in order to assess the effect of the development on the area, it was felt that a condition be added to give a three-year temporary permission. It was moved by Councillor Crooks, seconded by Councillor Bannister and

RESOLVED – the application be permitted subject to the conditions in the officer's report, late items, and an additional condition providing three-year temporary permission.

- (g) 12/00094/FUL – Extension to agricultural building, New House Grange, Orton Lane, Sheepy Magna – Poulson & Co

On the motion of Councillor Sutton, seconded by Councillor O'Shea, it was

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

- (h) 11/00808/FUL – Dental laboratory and clinic with two office units and nine apartments with vehicular access and parking, 5 Wharf Yard, Hinckley – Benchmark

It was

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

- (i) 11/00809/CON – Part demolition of existing buildings to facilitate development, 5 Wharf Yard, Hinckley – Benchmark

It was

RESOLVED – conservation area consent be granted for the demolition subject to the conditions contained in the officer's report and late items.

- (j) 12/00167/FUL – Erection of dwelling with detached garage and formation of associated vehicular access, Land between 3 and 15 Shenton Lane, Market Bosworth – Mr & Mrs J Hitchcock

Whilst in support of the officer's recommendation that the application be refused on grounds of a failure to demonstrate provision of an appropriate and safe vehicular access, Councillor Boothby, seconded by Councillor O'Shea, proposed that an additional reason for refusal be added on the grounds of inappropriate scale, mass and design. Following advice from officers, this amendment was withdrawn.

On the motion of Councillor Crooks, seconded by Councillor Taylor, it was

RESOLVED – the application be refused for reason 1 as detailed in the late items and the officer's report.

530 APPEALS LODGED AND DETERMINED

Members received an update on appeals lodged and determined since the last meeting. It was

RESOLVED – the report be noted.

531 APPEALS PROGRESS

Members were informed of the progress of various appeals. It was moved by Councillor Boothby, seconded by Councillor Crooks and

RESOLVED – the report be noted.

532 DELEGATED DECISIONS ISSUED

Members were informed of delegated decisions issued since the last meeting. On the motion of Councillor O'Shea, seconded by Councillor Crooks, it was

RESOLVED – the report be noted.

533 ANY OTHER ITEMS OF BUSINESS WHICH THE CHAIRMAN DECIDES HAVE TO BE DEALT WITH AS MATTERS OF URGENCY

(The Meeting closed at Time Not Specified)

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CHAIRMAN