

HINCKLEY AND BOSWORTH BOROUGH COUNCIL

PLANNING COMMITTEE

10 NOVEMBER 2020 AT 6.30 PM

PRESENT: Cllr MJ Crooks - Chairman
Cllr DJ Findlay – Vice-Chairman
Cllr CW Boothby, Cllr SL Bray, Cllr DS Cope, Cllr WJ Crooks,
Cllr REH Flemming, Cllr A Furlong, Cllr SM Gibbens, Cllr DT Glenville (for Cllr LJ Mullaney), Cllr E Hollick, Cllr C Ladkin (for Cllr CM Allen), Cllr KWP Lynch,
Cllr K Morrell (for Cllr RG Allen), Cllr LJP O'Shea (for Cllr H Smith),
Cllr RB Roberts and Cllr BR Walker

Also in attendance: Councillor DC Bill MBE and Councillor MR Lay

Officers in attendance: Matthew Bowers, Julie Kenny, Helen Knott, Rebecca Owen, Michael Rice and Nicola Smith

545 APOLOGIES AND SUBSTITUTIONS

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

Councillor Glenville for Councillor Mullaney
Councillor Ladkin for Councillor C Allen
Councillor Morrell for Councillor R Allen
Councillor O'Shea for Councillor Smith.

546 MINUTES

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

RESOLVED – the minutes of the meeting held on 20 October be approved as a correct record.

547 DECLARATIONS OF INTEREST

Councillor Furlong stated that he was ward councillor for application 20/00407/HYB but was entering the debate with an open mind.

Councillors Boothby and O'Shea stated that they were ward councillors for application 20/00462/FUL but had come to the meeting with an open mind.

Councillor W Crooks entered the meeting at 6.35pm.

548 DECISIONS DELEGATED AT PREVIOUS MEETING

It was reported that all decisions had been issued.

549 20/00286/OUT - MICHEALMAS COTTAGE, 138 SAPCOTE ROAD, BURBAGE

It was reported that this application had been withdrawn.

Application for proposed residential development for 90 dwelling units, new access off Markfield Road, locally equipped children's play area, cycleway and footpaths and SUDS measures

It was moved by Councillor Gibbens and seconded by Councillor Findlay that permission be granted with an amendment to condition 25 requiring that wildflower and tree planting be submitted for approval by the Planning Manager prior to commencement to ensure sufficient planting adjacent to the footpath and cycle path. It was also requested that, should permission be granted, the ward councillors be consulted on any applications to amend the S106 agreement – it was, however, noted that this is the usual process.

Councillor Boothby, seconded by Councillor O'Shea, then proposed that permission be refused. As this was the second valid motion, it was not put to the vote.

Upon being put to the vote, the motion proposed by Councillor Gibbens and seconded by Councillor Findlay was CARRIED and it was

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 with a split of 50% affordable rented and 50% shared ownership
 - £2,660.00 for library facilities at Ratby Library
 - £311,629.60 towards health care provision (GP practices)
 - On-site open space requirement of 400m² of equipped play area with equipment to a minimum value of £58,500; 2476.4m² of casual/informal play space and 3600m² of natural green space along with maintenance costs
 - Off-site open space contribution for 3456m² of outdoor sports provision of £31,276.80 along with the maintenance cost of £14,860.80
 - Off-site tree planting of 7,622m² in accordance with the proposed tree planting plan with the planting specifications and management plan being agreed with the local planning authority
 - Travel packs – one per dwelling
 - Six month bus passes – two per dwelling
 - Raised kerb provision at the nearest two bus stops at a cost of £3,500
 - Sustainable Travel Accreditation and Recognition Scheme monitoring fee of £6,000
 - Improvements to the wider R50 footpath linking the application site with Stamford Street at a cost of £20,000
 - b. The conditions contained in the officer's report and late items including an amended condition 25 to require submission of wildflower and tree planting plans prior to commencement
- (ii) The Planning Manager be granted delegated powers to determine the final detail of planning conditions;

- (iii) The Planning Manager be granted delegated powers to determine the terms of the S106 agreement including trigger points and claw back periods.

Councillor Cope was absent during the vote on this application.

551 20/00407/HYB - WOOD FARM, STANTON LANE, ELLISTOWN

Application for hybrid application comprising outline permission for the erection of buildings for storage and distribution uses (class B8), general industry (class B2) and associated infrastructure including the formation of a new access (all matters reserved except for access) and full planning permission for the demolition of existing farmstead and relocation including the erection of two replacement farm managers dwellings and associated agriculture buildings and structures

Councillor Boothby left the meeting at 7.27pm.

Notwithstanding the officer's recommendation that permission be granted, it was moved by Councillor Lynch and seconded by Councillor O'Shea that permission be refused due to the industrial incursion into the countryside, the National Forest and Charnwood Forest having an adverse impact on the intrinsic value, beauty, open character and landscape of the countryside and is therefore contrary to policy DM4 of the Site Allocations and Development Management Policies DPD.

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

RESOLVED – permission be refused due to the proposal presenting an industrial incursion into the countryside, the National Forest and Charnwood Forest, thereby having an adverse impact on the intrinsic value, beauty, open character and landscape of the countryside contrary to policy DM4.

Councillor Bray left the meeting at 8.05pm.

552 APPEALS PROGRESS

Members received an update on the progress of various appeals since the last meeting.

Councillor O'Shea left the meeting at 8.10pm.

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

RESOLVED – the report be noted.

(The Meeting closed at 8.11 pm)

CHAIRMAN