

HINCKLEY AND BOSWORTH BOROUGH COUNCIL

PLANNING COMMITTEE

8 DECEMBER 2020 AT 6.30 PM

PRESENT: Cllr MJ Crooks - Chairman
Cllr DJ Findlay – Vice-Chairman
Cllr CM Allen, Cllr RG Allen, Cllr CW Boothby, Cllr SL Bray, Cllr JMT Collett (for Cllr H Smith), Cllr DS Cope, Cllr WJ Crooks, Cllr REH Flemming, Cllr A Furlong, Cllr E Hollick, Cllr KWP Lynch, Cllr LJ Mullaney, Cllr RB Roberts, Cllr MC Sheppard-Bools (for Cllr SM Gibbens) and Cllr BR Walker

Also in attendance: Councillor DC Bill MBE and Councillor R Webber-Jones

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

572 APOLOGIES AND SUBSTITUTIONS

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

Councillor Sheppard-Bools for Councillor Gibbens
Councillor Collett for Councillor Smith.

573 MINUTES

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

RESOLVED – the minutes of the previous meeting be confirmed as a correct record.

574 DECLARATIONS OF INTEREST

Councillor R Allen on behalf of himself and Councillors C Allen, Boothby, Collett and Roberts declared a personal interest which might lead to bias in application 20/00919/OUT as a fellow councillor had an interest in the site. He stated that they would leave the meeting during consideration of the item.

Councillor Collett declared that he had previously objected to application 20/00779/OUT but stated that he was attending the meeting with an open mind.

Councillor Sheppard-Bools stated that he had spoken on a previous application for Ashfield Farm, Kirkby Road, Desford but had come to this meeting with an open mind.

575 DECISIONS DELEGATED AT PREVIOUS MEETING

It was reported that the decision in relation to application 20/00407/HYB had been issued. Application 20/00462/FUL was subject to a S106 agreement.

576 19/00464/OUT - FACTORY UNITS, 23 WOOD STREET, HINCKLEY

Application for residential development of existing industrial site (outline – access, layout and scale only).

Notwithstanding the officer recommendation that permission be granted, some members felt that the issues raised about overlooking required more investigation and the positioning of block A should be reconsidered. It was moved by Councillor Bray and seconded by Councillor Hollick that the application be deferred for up to two months to look into these matters. Upon being put to the vote, the motion was CARRIED and it was

RESOLVED – the application be deferred for up to two months to discuss the abovementioned concerns with the applicant.

577 20/00779/OUT - LAND EAST OF ROSEWAY, STOKE GOLDING

Application for residential development of up to 65 dwellings including public open space, landscaping and associated infrastructure (outline – access only).

It was moved by Councillor Findlay and seconded by Councillor Flemming that permission be granted.

It was subsequently moved by Councillor Collett and seconded by Councillor R Allen that permission be refused and that voting on this motion be recorded.

Being the first valid motion, the motion by Councillor Findlay and seconded by Councillor Flemming was put to the vote and CARRIED. It was therefore

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:
 - Provision of 40% affordable housing with a tenure mix of 75% affordable rented and 25% intermediate housing
 - £1,890 towards Hinckley library
 - £3,219 towards Barwell Household Waste and Recycling Centres
 - Off-site open space provision contribution of £22,588.80 and maintenance contribution of £10,732.80
 - On-site open space maintenance contribution of £160,916.80
 - £262,656.00 towards improving, remodelling or enhancing existing facilities at St Margaret's Church of England Primary School, Stoke Golding, or any other school within the locality of the development
 - Bus passes at £360 per pass
 - £100 towards improvement to local bus stops
 - £32,910.31 towards Castle Mead Medical Practice to Stoke Golding Surgery
 - b. The conditions contained in the officer's report.

- (ii) The Planning Manager be granted 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 Boothby left the meeting at 7.45pm.

578 20/00984/OUT - ASHFIELD FARM, KIRKBY ROAD, DESFORD, LE9 9JX

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

Notwithstanding the officer's recommendation that permission be granted, it was moved by Councillor J Crooks and seconded by Councillor Sheppard-Bools that permission be refused due to proposing development in the countryside, not protecting the intrinsic value, beauty and open character of the countryside location and creating an increase in vehicular movements and therefore creating an impact on highway safety. 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 development in the countryside, where its built form would be at odds with the site's current open character. The development does not protect the intrinsic value, beauty and open character of this countryside location and is therefore contrary to policy DM4 of the Site Allocations and Development Management Policies DPD 2016;
- (ii) The development would create an increase in vehicular movements in a location which is adjacent to a school and recreation ground which, along with the residual cumulative impacts on Kirkby Road which is a narrow approach road where on street car parking is prevalent, would result in the development having a severe impact on highway safety and is contrary to policy DM17 of the Site Allocations and Development Management Policies DPD 2016.

Having declared a personal interest which might lead to bias in application 20/00919/OUT, Councillors R Allen, C Allen left the meeting at 8.02pm.

579 APPEALS PROGRESS

A report which updated on progress in relation to appeals was presented. It was moved by Councillor Findlay, seconded by Councillor J Crooks and

RESOLVED – the report be noted.

580 20/00919/OUT - 14 CHESTERFIELD WAY, BARWELL, LE9 8BH

Application for residential development for five dwellings (outline – access and scale).

Having declared a personal interest which might lead to bias in this application, Councillors Collett and Roberts left the meeting at 8.03pm. Councillors C Allen and R Allen had already left the meeting prior to the previous item.

Notwithstanding the officer's recommendation that permission be granted, it was moved by Councillor W Crooks and seconded by Councillor Sheppard-Bools that permission be refused. Following further debate, Councillor W Crooks, with Councillor Sheppard-Bools' support, withdrew his motion.

It was subsequently moved by Councillor Crooks and seconded by Councillor Sheppard-Bools that the application be deferred to discuss reducing the number of proposed dwellings on the site with the applicant. Upon being put to the vote, the motion was CARRIED and it was

RESOLVED – the application be deferred.

(The Meeting closed at 8.31 pm)

CHAIRMAN