

HINCKLEY AND BOSWORTH BOROUGH COUNCIL

PLANNING COMMITTEE

30 MARCH 2021 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 WJ Crooks,
Cllr REH Flemming, Cllr A Furlong, Cllr SM Gibbens, Cllr E Hollick,
Cllr KWP Lynch, Cllr LJ Mullaney, Cllr RB Roberts, Cllr MC Sheppard-Bools (for
Cllr DS Cope) and Cllr BR Walker

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

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

686 APOLOGIES AND SUBSTITUTIONS

Apologies for absence were submitted on behalf of Councillors Cope and Smith, with the
substitution of Councillor Sheppard-Bools for Councillor Cope authorised in accordance
with council procedure rule 10.

687 MINUTES

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

RESOLVED – the minutes of the meeting held on 2 March be confirmed
as a correct record.

688 DECLARATIONS OF INTEREST

No interests were declared at this stage.

689 DECISIONS DELEGATED AT PREVIOUS MEETING

It was reported that all decisions had been issued.

690 20/01009/FUL - LAND NORTH OF NEOVIA LOGISTICS SERVICES (UK) LTD,
PECKLETON, DESFORD

Application for demolition of existing buildings and structures, erection of buildings for
B2/B8 use with ancillary offices and welfare floorspace, gatehouse, service yards,
parking and circulation routes, together with revised access from Peckleton Lane,
associated hardstanding, landscaping, diversion of bridleway R119 and ancillary works.

Notwithstanding the officer's recommendation that permission be granted, some
members felt that the development would be detrimental to residential amenity due to the
overbearing nature of unit 1 and they felt that the proposed development was therefore
contrary to policy DM10. Councillor Sheppard-Bools, seconded by Councillor R Allen,

proposed that permission 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 reason:

the positioning of unit 1 closer to the road than the existing buildings on site brings built development closer to residents' properties on Peckleton Lane. The scale and height of unit 1 and its proximity to the road would create a dominant building that would have an adverse overbearing impact on surrounding residents which would be detrimental to their residential amenity and contrary to policy DM10 of the Site Allocations and Development Management Policies DPD.

Councillor Hollick abstained from voting as he had not been present for the whole of the debate.

691 20/01283/FUL - LAND OFF LONDON ROAD MARKFIELD

Application for residential development of 282 dwellings (class C3) including provision of public open space, associated infrastructure and engineering works and demolition of Vine Cottage.

It was moved by Councillor Findlay, seconded by Councillor Furlong 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 contributions:
 - 40% affordable housing
 - West Leicestershire CCG £156,312.45
 - Civic amenities £18,503.00
 - Libraries £8,360.00
 - Education £1,560,261.38
 - Play and open space £1,225,497.12
 - Coalville Transportation Strategy £1,377,288.00
 - Provision of bus stop improvements
 - Contribution of £6,000.00 for the monitoring of a full travel plan
 - Travel packs
 - Six month bus passes (two application forms per dwelling to be included in travel packs and funded by the developer);
 - b. The conditions contained in the officer's report and late items;
- (ii) The Planning Manager be granted delegated powers to determine the final detail of planning conditions;
- (iii) The Planning Manager be given delegated powers to determine the terms of the S106 agreement including trigger points and claw back periods and any agreed contribution towards early years provision.

692 20/00470/FUL - GARDEN FARM, BAGWORTH ROAD, BARLESTONE, NUNEATON

Application for residential development of 99 dwellings with associated infrastructure, vehicular accesses and areas of open space.

It was moved by Councillor W Crooks and seconded by Councillor Sheppard-Bools that the application be deferred for a site visit to allow members the opportunity to view the roads and traffic around the site.

It was moved by Councillor R Allen and seconded by Councillor Roberts that permission be granted. As the second motion, this was not put.

As the first valid motion, the motion to defer was put to the vote and subsequently CARRIED and it was

RESOLVED – the application be deferred to give members the opportunity to visit the site.

693 APPEALS PROGRESS

Members received an update on planning appeals. The report was noted.

(The Meeting closed at 8.55 pm)

CHAIRMAN