

HINCKLEY AND BOSWORTH BOROUGH COUNCIL

PLANNING COMMITTEE

14 DECEMBER 2021 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 KWP Lynch,  
Cllr LJ Mullaney, Cllr RB Roberts, Cllr H Smith, Cllr BR Walker and  
Cllr P Williams (for Cllr L Hodgkins)

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

Officers in attendance: Matthew Bowers, Michael Rice and Rebecca Owen

264 APOLOGIES AND SUBSTITUTIONS

Apologies for absence were submitted on behalf of Councillors C Allen, R Allen and Hodgkins, with the substitution of Councillor P Williams for Councillor Hodgkins authorised in accordance with council procedure rule 10.

265 MINUTES

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

RESOLVED – the minutes of the meeting held on 16 November be approved as a correct record.

266 DECLARATIONS OF INTEREST

Councillors Flemming, Lynch and Walker declared that they were members of Burbage Parish Council's Planning Committee but hadn't taken part in the debate or voted on application 21/00225/FUL at the meeting of that body.

Councillor Furlong declared that he had attended a meeting of Markfield Parish Council where application 21/00787/OUT had been discussed but he came to this meeting with an open mind.

Councillor Findlay declared a personal interest in application 21/00225/FUL as the proposed development was behind his house.

Councillor Williams declared that he had expressed an opinion on previous applications on land off Brookfield Road, Burbage but came to the meeting with an open mind in relation to application 21/00225/FUL.

267 DECISIONS DELEGATED AT PREVIOUS MEETING

It was reported that all decisions that were not subject of a S106 agreement had been issued.

268 21/00787/OUT - LAND NORTH EAST OF ASHBY ROAD, MARKFIELD

Application for residential development of up to 93 dwellings, public open space, landscaping and SuDS (outline – access only) (cross boundary application with Charnwood Borough Council).

Notwithstanding the officer's recommendation that permission be granted, it was moved by Councillor Furlong and seconded by Councillor Roberts that permission be refused. Following further discussion, the motion was withdrawn.

It was subsequently moved by Councillor Furlong and seconded by Councillor Roberts that the item be deferred to the next meeting to seek further comment from the highways authority in relation to the concerns raised and to seek counsel's advice on the implications of the decisions available. Upon being put to the vote, the motion was CARRIED and it was

RESOLVED – the item be deferred to seek further comment from the highways authority and counsel's advice.

269 21/00096/OUT - LAND NORTH OF BARTON ROAD, BARLESTONE

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

Whilst generally in support of the proposal, members felt clarification was required on the location as the address on the application was Barlestone yet the site was in the parish of Osbaston, which could affect the destination of the precept. Councillor Bray, seconded by Councillor Findlay, proposed an amendment that determination of the final terms of the section 106 agreement be delegated to the Director in consultation with the chair of Planning Committee and the ward member. They also requested that a note to applicant be added to reconsider reducing the speed limit to 30mph along Barton Road and that officers be asked to look into protecting the large Oak Tree by way of a tree preservation order.

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

RESOLVED –

- (i) Permission be granted subject to:
  - a. Completion within three months of this resolution of a S106 agreement to secure the following obligations:
    - Affordable housing at 40% (22 units) with a split of 75% of the units as social/affordable rented and 25% of the units as intermediate tenure (shared

ownership), meeting nationally described space standards;

- Location connection requirement for the affordable housing for rent and cascade mechanism;
- On-site open space minimum requirement of 400sqm local equipped area of play and 20 year maintenance cost (minimum of £70,240.00);
- On-site open space minimum requirement of 924sqm of casual/informal play space along with a 20 year maintenance cost (minimum of £9,979.20);
- Off-site outdoor sports provision contribution of £19,113.60 towards site BARL10 and ten year maintenance of £9,081.60;
- On-site open space minimum requirement of 2200sqm of accessibility natural green space along with a 20 year maintenance cost (minimum of £31,240.00);
- Civic amenity contribution of £2,724.00 towards Barwell household waste recycling centre;
- Library services contribution of £1,660.00 towards provision of additional resources at Market Bosworth Library, Station Road, Market Bosworth;
- Education contribution of £502,143.57 total to be used to accommodate the capacity issues created by the proposed development by improving, remodelling or enhancing existing facilities at Barlestone Church of England Primary School or any other school within the locality of the development (£302,874.00) and The Market Bosworth School (£164,191.06) and the Bosworth Academy (£35,078.51);
- NHS health care contribution of £27,847.18 for improvements to Barlestone branch surgery;
- Travel packs (one per dwelling);
- Six month travel passes (two per dwelling).

b. Planning conditions contained in the officer's report.

- (ii) The Director (Environment & Planning) be granted delegated powers to determine the final detail of the planning conditions;
- (iii) The Director (Environment & Planning), in consultation with the chairman and the ward councillor, be granted delegated powers to determine the final terms of the S106 agreement including trigger points and claw back periods;
- (iv) A note to applicant be added to request consideration of reducing the speed limit to 30mph along the length of Barton Road;
- (v) Officers be asked to look into protecting the large Oak Tree at the front of the site with a tree preservation order.

Application for residential development of 40 dwellings and associated infrastructure.

In introducing the application, the Director (Environment & Planning) recommended the insertion of the word "demolition" after "site preparation" in condition 9 of the report to ensure full details of how demolition of the existing properties would take place.

Whilst in support of the application, it was moved by Councillor Findlay and seconded by Councillor Furlong that permission be granted with an amendment that determination of the final terms of the section 106 agreement be delegated to the Director in consultation with the chair of Planning Committee and the ward member. Upon being put to the vote, the motion as amended was CARRIED and it was

RESOLVED –

- (i) Planning permission be granted subject to:
  - a. The completion within six months of this resolution of a S106 agreement to secure the following obligations:
    - 20% affordable housing units (8 units);
    - Education facilities contribution of £25,511.64;
    - Health care facilities contribution of £83,863.20;
    - Public play and open space contribution of £83,863.20;
    - Library facilities contribution of £1,210;
    - Civic amenity contribution of £1,981;
    - Travel packs for the future occupiers (£52.85 per pack);
    - Six month bus passes (two per dwelling) at approximately £360 per pass.
  - b. The conditions contained in the officer's report and late items with the abovementioned amendment to condition 9.
- (ii) The Director (Environment & Planning) be granted delegated authority to determine the final detail of planning conditions;
- (iii) The Director (Environment & Planning), in consultation with the chairman and the ward councillor, be granted delegated powers to determine the final terms of the S106 agreement including trigger points and claw back periods.

271 APPEALS PROGRESS

Members received a progress report in relation to appeals. The report was noted and officers were thanked for their hard on recent appeals.

(The Meeting closed at 8.17 pm)

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CHAIRMAN