

HINCKLEY AND BOSWORTH BOROUGH COUNCIL

PLANNING COMMITTEE

2 AUGUST 2022 AT 6.30 PM

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

Officers in attendance: Chris Brown, Tim Hartley, Rebecca Owen and Michael Rice

97. **Apologies and substitutions**

Apologies for absence were received from Councillor Walker, with the substitution of Councillor Sheppard-Bools authorised in accordance with council procedure rule 10.

98. **Minutes**

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

RESOLVED – the minutes of the meeting held on 5 July be approved and signed by the chairman.

99. **Declarations of interest**

Councillor W Crooks stated he had attended public meetings where application 21/01395/FUL had been discussed and had answered questions but had not expressed an opinion.

Councillors Flemming and Lynch stated they had sat on Burbage Parish Council's Planning Committee when applications 21/00502/OUT and 22/00132/FUL had been considered but did not take part in the voting thereon.

Councillor Furlong stated he had received representations and been involved with discussions with residents on application 22/00284/HOU but came to the meeting with an open mind.

100. **Decisions delegated at previous meeting**

It was noted that decisions in relation to applications 22/00078/FUL and 22/00369/HOU had been issued.

101. 21/00502/OUT - land to the south west of Lutterworth Road, Burbage

Outline planning application for the erection of up to 80 residential dwellings (use class C3), open space provision and associated infrastructure, with all matters reserved except access.

An objector and the agent spoke on the application.

Notwithstanding the officer's recommendation that permission be granted, some members felt that the development would have a significant adverse impact on the intrinsic value, beauty and open character of the countryside contrary to policy DM4 of the Site Allocations and Development Management Policies DPD and that it would have a significant impact on highway safety, generating a significant increase in traffic movements on an already busy road, particularly the junction of Lutterworth Road and Flanders Close and through Flanders Close to the site, and was therefore contrary to policy DM17. It was moved by Councillor Flemming and seconded by Councillor Lynch that permission be refused for these reasons. Upon being put to the vote, the motion was unanimously CARRIED and it was

RESOLVED – permission be refused for the following reasons:

- (i) The development would have a significant adverse impact on the intrinsic value, beauty and open character of the countryside contrary to policy DM4 of the Site Allocations and Development Management Policies DPD;
- (ii) The development would have a significant impact on highway safety, generating a significant increase in traffic movements on an already busy road, particularly the junction of Lutterworth Road and Flanders Close and through Flanders Close, contrary to policy DM17 of the Site Allocations and Development Management Policies DPD.

102. 21/01395/FUL - Church Farm, Washpit Lane, Barlestone

Application for installation and operation of a renewable energy generating station comprising ground-mounted photovoltaic solar arrays and battery-based electricity storage containers together with substation, point of connection mast, switchgear container, inverter/transformer units, site access, internal access tracks, security measures, access gates, other ancillary infrastructure and landscaping and biodiversity enhancements.

An objector, the applicant and a representative of Nailstone Parish Council spoke on this application.

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

RESOLVED –

- (i) Permission be granted subject to the conditions contained in the officer's report and late items;

- (ii) The Planning Manager be granted powers to determine the final detail of planning conditions
- (iii) The Planning Manager be requested to review landscape screening proposed prior to issuing the decision.

103. **22/00335/HOU - 19 Fern Crescent, Groby**

Application for two storey rear and first floor side and rear extension and other alterations.

The agent spoke on the application.

It was moved by Councillor Bray, seconded by Councillor R Allen and unanimously

RESOLVED –

- (i) Permission be granted subject to the conditions contained in the officer's report;
- (ii) The Planning Manager be granted powers to determine the final detail of planning conditions.

104. **22/00284/HOU - 14 The Hawthorns, Markfield**

Application for first floor and single storey side, front and rear extensions and other alterations.

Two objectors and the agent spoke on the application.

Notwithstanding the officer's recommendation that permission be granted, some members felt that the proposal would have a detrimental impact on neighbouring amenity due to the scale, massing, elevated siting, proximity to the boundary with number 10 and its overbearing nature and would therefore be contrary to policy DM10 of the Site Allocations and Development Management Policies DPD. It was moved by Councillor Furlong and seconded by Councillor Bray that permission be refused for these reasons. Upon being put to the vote, the motion was CARRIED and it was

RESOLVED – permission be refused due to the significant detrimental impact on neighbouring amenity as a result of the scale, massing, elevated siting, proximity to the boundary and the overbearing nature of the proposed development thereby being contrary to policy DM10 of the Site Allocations and Development Management Policies DPD.

105. **22/00132/FUL - 14 Johns Close, Burbage**

Application for demolition of existing property and replacement with new 2.5 storey dwelling whilst retaining ridge height and new front boundary wall, with associated internal garage.

An objector and the agent spoke on this application.

Notwithstanding the officer's recommendation that permission be granted, Councillor Flemming, seconded by Councillor Bray, proposed that permission be refused due to the impact on neighbours, being out of keeping with the streetscene and not complementing the surrounding area.

Councillor Lynch, seconded by Councillor Sheppard-Bools, proposed that the application be deferred to allow for further discussion with the applicant to mitigate objections in relation to the impact on neighbours. Councillor Flemming and Councillor Bray subsequently withdrew their original motion in order to support the motion to defer the application.

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

RESOLVED – the application be deferred for further discussion with the applicant.

106. **Appeals progress**

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

(The Meeting closed at 8.41 pm)

CHAIRMAN