

# HINCKLEY AND BOSWORTH BOROUGH COUNCIL

## PLANNING COMMITTEE

**20 DECEMBER 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 WJ Crooks,  
Cllr REH Flemming, Cllr A Furlong, Cllr SM Gibbens, Cllr L Hodgkins,  
Cllr KWP Lynch, Cllr LJ Mullaney and Cllr BR Walker

Also in attendance: Councillor DC Bill MBE, Councillor MA Cook, Councillor K Morrell, Councillor LJP O'Shea JP and Councillor R Webber-Jones

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

### 235. **Apologies and substitutions**

Apologies for absence were submitted on behalf of Councillors Roberts and Smith.

### 236. **Minutes**

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

RESOLVED – the minutes of the meeting held on 22 November be confirmed as a correct record.

### 237. **Declarations of interest**

Councillor W Crooks declared a non-registrable interest in application 22/00302/OUT as the applicant was a close associate and stated he would speak on the item then leave the meeting, taking no part in the discussion or vote thereon.

### 238. **Decisions delegated at previous meeting**

It was reported that all decisions delegated at the previous meeting had been issued.

### 239. **22/00302/OUT - Land North East of 85 Bagworth Road, Nailstone**

Application for erection of nine dwelling houses (outline application – all matters reserved).

Councillor W Crooks, having declared a non-registrable interest in this application, spoke and subsequently left the meeting at 6.43pm.

The agent spoke on this application.

Notwithstanding the officer's recommendation that permission be granted, Councillor Bray, seconded by Councillor R Allen, proposed that permission be refused as the development would intrude into and impact upon the countryside and was 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 intrusion into and impact upon the countryside contrary to policy DM4 of the Site Allocations and Development Management Policies DPD.

Councillor W Crooks returned to the meeting at 6.48pm.

**240. 21/01305/FUL - Chapel Fields Livery Stables, Chapel Lane, Witherley**

Application for the construction of five detached dwellings, with associated garages, parking provision, access and landscaping.

The applicant and the ward councillor spoke on this application.

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

RESOLVED – permission be refused for the reasons contained in the officer's report.

**241. 22/00733/FUL - 314a Station Road, Bagworth**

Application for erection of three three-bedroom two-storey dwellings, one six-bedroom house of multiple occupation, extension to existing bungalow and widening of access driveway.

An objector, the agent and the ward councillor spoke on this application.

Notwithstanding the officer's recommendation that permission be granted, it was moved by Councillor Furlong and seconded by Councillor Lynch that permission be refused due to the proposed development being overdevelopment of the site and being out of keeping with the character of the surrounding area and therefore contrary to policy DM10 of the Site Allocations and Development Management Policies DPD. Upon being put to the vote, the motion was CARRIED and it was unanimously

RESOLVED – permission be refused due to the application being overdevelopment of the site and not complementing or enhancing the character of the surrounding area contrary to policy DM10 of the Site Allocations and Development Management Policies DPD.

**242. 22/00473/FUL - The Old Forge, 13 - 15 Park Street, Market Bosworth**

Application for extension and alteration to existing three storey dwelling (use class C3) and existing working forge (use class B2) to form a five-bedroom hotel with parking and associated facilities.

An objector, the agent, a representative of the parish council and the ward councillor spoke on this application.

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

RESOLVED –

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

**243. 22/00974/LBC - The Old Forge, 13 - 15 Park Street, Market Bosworth**

Application for extension and alteration to existing three storey dwelling (use class C3) and existing working forge (use class B2) to form a five-bedroom hotel with parking and associated facilities.

It was noted that an additional condition was required to secure retention of the bellows.

An objector, the agent, a representative of the parish council and the ward councillor spoke on this application.

It was moved by Councillor Lynch, seconded by Councillor Bray and unanimously

RESOLVED – listed building consent be granted subject to the conditions contained in the officer's report and an additional condition to secure retention of the bellows.

**244. 21/01331/FUL - Kirby Grange Residential Home, Spinney Drive, Botcheston**

Application for refurbishment and extension of the existing Polebrook House including demolitions, two storey extensions and landscaping works to extend the residential care home (C2) by 51 bedrooms.

The applicant and the ward councillor spoke on this application.

It was moved by Councillor Bray, seconded by Councillor Furlong and unanimously

RESOLVED –

- (i) Permission be granted subject to the conditions contained in the officer's report and late items;
- (ii) Authority be delegated to the Planning Manager to determine the final detail of planning conditions.

245. **22/00503/FUL - Land West of Main Street, Norton Juxta Twycross**

Application for erection of eight detached dwellings with associated amenity space, landscaping, car parking and refuse/recycling facilities.

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

RESOLVED –

- (i) Permission be granted subject to:
  - a. The prior completion of a S106 agreement to secure the following obligations:
    - A commuted sum of £367,812 for off-site affordable housing;
    - Play and open space contribution of £7,768 for off-site equipped children’s play space and maintenance;
    - Provision and future management and maintenance of on-site public open space
  - b. The conditions contained in the officer’s report;
- (ii) Authority be delegated to the Planning Manager to determine the final detail of planning conditions.

246. **21/01482/HOU - 14 Station Road, Ratby**

Application for remodelling of existing dwelling including a two storey rear extension, single storey side extension, roof extensions with attic accommodation and front porch.

Notwithstanding the officer’s recommendation that permission be granted, it was moved by Councillor Boothby and seconded by Councillor R Allen that permission be refused due to its overbearing nature. Following further discussion, the motion was withdrawn.

It was moved by Councillor Bray and seconded by Councillor Boothby that the decision be delegated to the Planning Manager following negotiation with the applicant to seek to address the concerns raised in relation to the position of the roof lights and to add a condition removing permitted development rights. Upon being put to the vote, the motion was CARRIED and it was

RESOLVED – authority be delegated to the Planning Manager to grant permission subject to:

- (i) Seeking to address the concerns raised;
- (ii) the conditions contained in the officer’s report and an additional condition to remove permitted development rights.

247. **22/00124/FUL - Oddfellows Arms, 25 Main Street, Higham on The Hill**

It was noted that this application had been withdrawn from the agenda.

248. **Appeals progress**

The update on appeals was noted.

(The Meeting closed at 8.59 pm)

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CHAIRMAN