

HINCKLEY AND BOSWORTH BOROUGH COUNCIL

PLANNING COMMITTEE

6 JUNE 2023 AT 6.30 PM

PRESENT: Cllr MJ Crooks - Chair
Cllr J Moore – Vice-Chair
Cllr CM Allen, Cllr RG Allen, Cllr SL Bray, Cllr MA Cook, Cllr DS Cope,
Cllr REH Flemming, Cllr C Gibbens, Cllr CE Green, Cllr E Hollick,
Cllr KWP Lynch, Cllr LJ Mullaney, Cllr BR Walker and Cllr A Weightman

Also in attendance: Councillor MB Cartwright, Councillor WJ Crooks, Councillor A Pendlebury and Councillor BE Sutton

Officers in attendance: Emma Baumber, Chris Brown, Tim Hartley and Rebecca Owen

12. **Apologies and substitutions**

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

13. **Minutes**

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

RESOLVED – the minutes of the meeting held on 25 April be confirmed and signed by the chair.

14. **Declarations of interest**

Councillor Cook declared an interest application 23/00239/FUL as the applicant's family of the applicant was known to her and said she would leave the meeting during discussion.

Councillor Hollick stated he had been involved in previous discussions on application 23/00077/FUL but came to this meeting with an open mind.

15. **Decisions delegated at previous meeting**

It was reported that all decisions had been issued with the exception of 23/00077/FUL which had been deferred and was on the agenda for this meeting.

16. **22/01203/FUL - 2A Clarendon Road, Hinckley**

Application for loft conversion and replacement roof to increase HMO capacity from four to six (use class C4).

An objector spoke on this application.

Notwithstanding the officer's recommendation that permission be granted, some members felt that the overlooking as a result of the loft conversion and the noise and disturbance from the increased capacity would have a detrimental impact on neighbouring amenity and that the lack of parking was a concern. It was moved by Councillor Bray, seconded by Councillor Mullaney and

RESOLVED – permission be refused due to lack of parking and impact on neighbouring amenity.

17. 23/00077/FUL - 11 Wallace Drive, Groby

Application for conversion of garage to office and bedroom with en-suite (retrospective)

An objector, representatives of the applicant and a ward councillor spoke on this item.

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

RESOLVED – permission be granted subject to the conditions contained in the officer's report.

18. 21/01389/OUT - Land off Spinney Drive and south of Brookside, Barlestone

Application for residential development for up to 49 dwellings (outline – access only)

The agent and the ward councillor spoke on this application.

It was moved by Councillor Bray, seconded by Councillor R Allen 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 obligations:

- Affordable housing at 40% (20 units) with a split of 75% of the units as social / affordable rented and 25% of the units as intermediate tenure (shared ownership)
- Local connection requirement for the affordable housing for rent and cascade mechanism
- Minimum policy requirements for open space and provide and transfer the on-site open space area to a management company or request that the borough council or parish council maintains it
- Civic amenity contribution of £2,426.97 towards Barwell Household Waste Recycling Site
- Library services contribution of £1,479.69 towards provision of additional resources at Newbold Verdon Library, Sparkenhoe

- Education contribution of £477,364.27 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 (£269,833.20) to accommodate 15 pupil places
 - The Market Bosworth School (£146,279.31) to accommodate nine pupil places
 - Bosworth Academy to accommodate two places (£31,251.76)
- NHS healthcare contribution of £23,670.53 for improvements to Barlestone Surgery
- Travel packs (one per dwelling)
- Six month travel passes (two per dwelling)

b. The conditions outlined in the officer's report.

- (ii) The Head of Planning be granted delegated powers to determine the final detail of planning conditions;
- (iii) The Head of Planning be granted delegated powers to determine the final terms of the S106 agreement including trigger points and clawback periods.

Having declared an interest in the following item, Councillor Cook left the meeting at 7.26pm.

19. 23/00239/FUL - Extra Room Self Storage, Drayton Grange Farm, Drayton Lane, Fenny Drayton

Application for extension to self-storage unit (B8 use: storage and distribution)

The agent and a representative of the parish council spoke on this application.

It was moved by Councillor R Allen and seconded by Councillor C Allen that permission be granted. Councillor Bray requested that a condition be added to specify opening hours and Councillor Crooks requested an amendment to condition 4 to require any replacement trees and shrubs within the planting scheme to be native species. Councillor R Allen, seconded by Councillor C Allen, proposed an amended motion to include the aforementioned conditions. Upon being put to the vote, the motion was CARRIED and it was

RESOLVED – permission be granted subject to the condition's in the officer's report and late items and additional conditions specifying the opening hours and planting of native species of trees and shrubs.

Councillor Cook returned to the meeting at 7.42pm.

20. **22/00527/OUT - Land south of 295 Main Street, Stanton Under Bardon**

Application for development of up to 50 dwellings (all matters reserved, except access)

The agent spoke on this application.

It was moved by Councillor Bray and seconded by Councillor R Allen that a condition be added to ensure provision of broadband. Upon being put to the vote, the motion was CARRIED and it was

RESOLVED –

- (i) Permission be granted subject to:
 - a. the conditions outlined in the officer's report;
 - b. an additional condition requiring broadband provision;
 - c. the entering into of a S106 agreement.
- (ii) The Head of Planning be granted powers to determine the final detail of planning conditions.

21. **21/01191/HYB - Land South of The A5, Padge Hall Farm, Hinckley**

Hybrid application comprising outline application (all matters reserved except for site access from the A5) for the demolition of existing structures and the erection of distribution and industrial buildings (use class B2 and B8) including ancillary offices and associated earthworks, infrastructure and landscaping and a full application for the development of a distribution building (use class B8), including ancillary offices with associated access, hard standing, parking, earthworks and landscaping. The proposals include improvements to increase the height clearance of the existing railway bridge on the A5 Watling Street. Cross boundary application with Rugby Borough Council and Nuneaton & Bedworth Borough Council (EIA development)

The agents and a ward councillor spoke on this application.

During discussion, it was requested that, should permission be granted, a note to applicant be added to request that no other roadworks in the local area be permitted at the same time as the A5 closure for the works proposed as part of this application.

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

RESOLVED –

- (i) Permission be granted subject to:
 - a. The completion within six months of this resolution of a S106 agreement to secure the following obligations:

- Safeguarding of land for highways purposes
- Footpath connections contribution

b. The conditions contained in the officer's report and late items.

- (ii) The Head of Planning be granted delegated powers to determine the final detail of planning conditions;
- (iii) The Head of Planning be granted delegated powers to determine the final terms of the S106 agreement including trigger points and clawback periods.

(The Meeting closed at 8.30 pm)

CHAIR