

HINCKLEY AND BOSWORTH BOROUGH COUNCIL

PLANNING COMMITTEE

15 OCTOBER 2013 AT 6.30 PM

PRESENT: Mr R Mayne - Chairman
Miss DM Taylor – Vice-Chairman
Mr RG Allen, Mr CW Boothby (for Mrs H Smith), Mrs T Chastney, Mr WJ Crooks,
Mrs WA Hall, Mr MS Hulbert, Mr DW Inman, Mr KWP Lynch, Mr JS Moore, Mr K Morrell,
Mr MT Mullaney (for Ms BM Witherford), Mr LJP O'Shea, Mr BE Sutton and Mr R Ward

In accordance with Council Procedure Rule 4.2 Councillors Mr PR Batty were also in attendance.

Officers in attendance: Edd Costerton, James Hicks, Tracy Miller, Rebecca Owen, Michael Rice and Barry Whirrity

238 APOLOGIES AND SUBSTITUTIONS

Apologies were submitted on behalf of Councillors Bannister, Smith and Witherford with the substitutions of Councillor Boothby for Councillor Smith and Councillor Mullaney for Councillor Witherford authorised in accordance with Council Procedure Rule 4.

239 MINUTES

On the motion of Councillor Allen, seconded by Councillor Crooks, it was

RESOLVED – the minutes of the meeting held on 18 September 2013 be approved and signed by the Chairman.

240 DECLARATIONS OF INTEREST

No interests were declared at this stage.

241 DECISIONS DELEGATED AT PREVIOUS MEETING

The Development Control Manager reported on the following decisions which had been delegated at the previous meeting:

- (a) 13/00424/FUL – this was awaiting signing of the Section 106 Agreement;
- (b) 13/00056/FUL – this was awaiting signing of the Section 106 Agreement;
- (c) 13/00566/EXT – this was awaiting signing of the Section 106 Agreement.

242 STOKE GOLDING CONSERVATION AREA

Members received the Conservation Area Statement and Management Plan for the conservation area in Stoke Golding. On the motion of Councillor O'Shea, seconded by Councillor Crooks, it was

RESOLVED – Council be RECOMMENDED to adopt the Conservation Area Statement and Management Plan for Stoke Golding as Planning Guidance.

243 TOWN & COUNTRY PLANNING ACT 1990 - APPLICATIONS TO BE DETERMINED

A schedule of applications was presented along with a list of late items. Consideration was given as follows:

- (a) 13/00468/FUL – Erection and installation of an electricity sub station, creation of a new pedestrian and vehicular access, proposed landscaping, boundary treatments and other associated works, MIRA Ltd, Watling Street, Caldecote – MIRA Technology Park Ltd

On the motion of Councillor Allen, seconded by Councillor Taylor, it was

RESOLVED – the application be permitted subject to the conditions contained in the officer's report and late items.

- (b) 13/00529/OUT – Erection of up to 135 dwellings (outline – access only), Land surrounding Sketchley House, Watling Street, Burbage – Rainier Properties Ltd

Notwithstanding the officer's recommendation that the application be approved, some members felt that the location of the site would result in loss of amenity to residents, traffic disturbance to neighbouring properties due to the location of the access, and that it was contrary to paragraph 17 of the NPPF. On the motion of Councillor Moore, seconded by Councillor Boothby, it was proposed that the application be refused on the grounds that the traffic would impose on local residents, the development would result in loss of amenity for residents due to the access, and that it was contrary to the NPPF in that it was detrimental to the intrinsic character and beauty of the countryside, resulting in an urbanising effect.

The Development Control Manager requested that voting on the motion be recorded. The vote was taken as follows:

Councillors Allen, Boothby, Chastney, Crooks, Mrs Hall, Hulbert, Inman, Lynch, Moore, Morrell, Mullaney, O'Shea, Taylor and Ward voted FOR the motion (14).

Councillor Sutton abstained from voting.

The motion was therefore declared CARRIED and it was

RESOLVED – the application be refused for the abovementioned reasons.

- (c) 13/00658/COU – Change of use of land to holiday park and siting of four static caravans (part retrospective), Land adj the Oaks, Stapleton Lane, Kirkby Mallory – Mr G Penney

On the motion of Councillor Crooks, seconded by Councillor Allen, it was

RESOLVED – the application be permitted subject to the conditions contained in the officer's report.

- (d) 13/00603/CONDIT – Variation of conditions 5 – 11, 15 – 17, 26 – 32 and 34 of planning permission 11/00360/OUT, MIRA Ltd, Watling Street, Caldecote – MIRA Technology Park Ltd

On the motion of Councillor Ward, seconded by Councillor Allen, it was

RESOLVED –

- (i) subject to no significant material objections being received prior to the expiry of the consultation period on 12 October 2013, the Secretary of State be notified that the LPA is minded to grant permission subject to the conditions contained in the officer's report and to the receipt of an undertaking pursuant to section 106 of the Town and Country Planning Act to secure off-site cycle network improvements;
 - (ii) if the Secretary of State does not notify the LPA within the time frame set out in the Directions that he intends to issue a direction, then the Development Control Manager be granted authority to approve the application in accordance with (i) above.
- (e) 13/00621/REM – Reserved matters application for A5 widening works pursuant to planning permission 11/00360/OUT (EIA Development), MIRA Ltd, Watling Street, Caldecote – MIRA Technology Park Ltd

On the motion of Councillor Taylor, seconded by Councillor Crooks, it was

RESOLVED – the application be permitted subject to the conditions contained in the officer's report.

- (f) 13/00478/EXT – Extension of time for extant permission 10/00561/EXT for mixed use development comprising three retail units and nine apartments with associated parking and access, Land adjacent 121 Station Road, Bagworth – Farland Trading Ltd

On the motion of Councillor O'Shea, seconded by Councillor Taylor, it was

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

- (g) 13/00510/EXT – Extension of time for planning permission 10/00557/FUL for mixed use development comprising of a retain unit and eight dwellings with associated parking and access, Land adjacent 121 Station Road, Bagworth – Farland Trading Ltd

On the motion of Councillor Boothby, seconded by Councillor O'Shea, it was

RESOLVED – subject to an agreement under Section 106 of the Town and Country Planning Act 1990 and Section 111 of the Local Government Act 1972 or receipt of an acceptable Unilateral Undertaking under S106 of the Town and Country Planning Act 1990 to provide financial contributions towards off site play and open space, the Head of Planning be granted delegated powers to grant planning permission subject to the conditions below. Failure to complete the said agreement by 15 January 2014 might result in the application being refused.

- (h) 13/00654/FUL – Erection of composting toilet (revised proposal), Allotment Gardens, Ratby Road, Groby – Mrs Katharine Griffiths

On the motion of Councillor O'Shea, seconded by Councillor Boothby, it was

RESOLVED – the application be permitted subject to the conditions contained in the officer's report.

244 MIRA TECHNOLOGY PARK - DELEGATED ARRANGEMENTS

Members received a report which gave consideration to delegating to officers all subsequent reserved matters applications associated with planning permission 11/00360/OUT. It was moved by Councillor O'Shea, seconded by Councillor Boothby and

RESOLVED – all reserved matters associated with 11/00360/OUT be delegated to officers.

(Councillor Hulbert was absent during voting on this item).

245 APPEALS LODGED AND DETERMINED

On the motion of Councillor Boothby, seconded by Councillor Allen it was

RESOLVED – the report be noted.

246 APPEALS PROGRESS

On the motion of Councillor Crooks, seconded by Councillor Boothby it was

RESOLVED – the report be noted.

247 DELEGATED DECISIONS ISSUED

On the motion of Councillor Boothby, seconded by Councillor Allen it was

RESOLVED – the report be noted.

(The Meeting closed at 8.03 pm)

CHAIRMAN