

HINCKLEY AND BOSWORTH BOROUGH COUNCIL

PLANNING COMMITTEE

12 DECEMBER 2023 AT 6.30 PM

PRESENT: Cllr MJ Crooks - Chair
Cllr J Moore – Vice-Chair
Cllr MC Bools (for Cllr SL Bray), Cllr CW Boothby, Cllr MA Cook, Cllr C Gibbens, Cllr CE Green, Cllr L Hodgkins (for Cllr DS Cope), Cllr E Hollick, Cllr KWP Lynch, Cllr LJ Mullaney, Cllr M Simmons (for Cllr CM Allen), Cllr H Smith, Cllr BE Sutton (for Cllr RG Allen), Cllr BR Walker, Cllr A Weightman and Cllr P Williams (for Cllr REH Flemming)

Also in attendance: Councillor WJ Crooks

Officers in attendance: Sullivan Archer, Emma Baumber, Chris Brown, Rebecca Owen and Michael Rice

201. **Apologies and substitutions**

Apologies for absence were submitted on behalf of Councillors C Allen, R Allen, Bray, Cope and Flemming, with the following substitutions authorised in accordance with council procedure rule 10:

Councillor Bools for Councillor Bray
Councillor Hodgkins for Councillor Cope
Councillor Simmons for Councillor C Allen
Councillor Sutton for Councillor R Allen
Councillor Williams for Councillor Flemming.

202. **Minutes**

It was moved by Councillor Cook, seconded by Councillor Bools and

RESOLVED – the minutes of the meeting held on 7 November be confirmed as a correct record.

203. **Declarations of interest**

Councillor Cook declared a non-registrable interest in application 22/01190/OUT due to previous involvement with the neighbourhood plan.

Councillor Gibbens stated she was undertaking a contracting role with Natural England who had objected to application 20/01234/FUL but was not directly employed by them and had no involvement with the department that dealt with planning applications so had no interest to declare.

204. **Decisions delegated at previous meeting**

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

205. **20/01284/FUL - Unit 2, Midland Distribution Centre, Markfield Road, Groby**

Application for demolition of existing buildings, refurbishment of an existing building and erection of workshop buildings (use class B2) with ancillary offices and welfare floor space, parking and new access.

The agent spoke on this application.

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

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

206. **22/01190/OUT - Land East of Kennel Lane, Witherley**

Outline application for up to 50 residential dwellinghouses with access.

Councillor Cook, having declared an interest in this application, left the meeting at this juncture.

Two objectors and the applicant spoke on this item.

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

RESOLVED –

- (i) Permission be granted subject to:
 - a. The conditions outlined in the officer's report;
 - b. A section 106 agreement to secure:
 - Health contribution - £24,153.60
 - Waste (Barwell RHWS) - £2,476.50
 - Libraries (Market Bosworth library) - £1,509.88
 - Primary education (Witherley Church of England Primary School) - £220,272.00
 - Secondary education (11-16) (The Market Bosworth School) - £149,264.60
 - Post 16 education (The Hinckley School) - £31,889.55
 - 40% affordable housing provision – up to 20 homes comprising five first homes, 11 for affordable rent and four for shared ownership (with local connection criteria)
 - Travel pack provision of £52.85 per dwelling - £2,642.50 (subject to final dwelling numbers)
 - Highway contribution for the improvements to the surrounding rights of way network (T27 and T28) - £9,500
 - Financial contribution to cycle parking at Atherstone Station

- Financial contribution to upgrade of the public right of way between Riverside Road (Atherstone) and Mill Lane (Witherley) (this is separate to the improvements to rights of way T27 and T28 above)
- Off-site outdoor sports contribution - £17,376
- Off-site outdoor sports maintenance contribution - £8,256
- On-site equipped children's play space contribution - £32,747.40
- On-site equipped children's play space maintenance contribution - £31,608
- On-site casual / informal play spaces maintenance contribution - £9,072
- On-site natural green space maintenance contribution - £28,400
- On-site open space to be managed by a management company
- S106 legal and monitoring fees.

- (ii) The Head of Planning be granted delegated authority to determine the final detail of the conditions.

Councillor Cook returned to the meeting.

207. 23/00667/FUL - The Old Rectory, 8 Rectory Lane, Market Bosworth

Application for change of use of The Old Rectory from a dwellinghouse (class C3) to a specialist educational needs school (class F1), erection of two single storey classrooms, a multi-use gaming area (MUGA), revised parking layout with electric charging points, widening of access, replacement of perimeter fencing and external landscaping, works to trees and other works.

An objector and the agent spoke on this item.

It was moved by Councillor Cook, seconded by Councillor Boothby and

RESOLVED –

- (i) Permission be granted subject to the conditions outlined in the officer's report;
- (ii) The Head of Planning be granted delegated authority to determine the final detail of planning conditions.

208. 23/00668/LBC - The Old Rectory, 8 Rectory Lane, Market Bosworth

Application for change of use of The Old Rectory from a dwellinghouse (class C3) to a specialist educational needs school (class F1), alterations to the building and other works within the curtilage of listed building.

The agent spoke on this item.

It was moved by Councillor Cook, seconded by Councillor Boothby and

RESOLVED –

- (iii) Permission be granted subject to the conditions outlined in the officer's report;
- (iv) The Head of Planning be granted delegated authority to determine the final detail of planning conditions.

209. **Appeals progress**

Members noted progress in relation to various appeals.

(The Meeting closed at 7.45 pm)

CHAIR