

HINCKLEY AND BOSWORTH BOROUGH COUNCIL

PLANNING COMMITTEE

10 DECEMBER 2013 AT 6.30 PM

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

Officers in attendance: Edd Costerton, Cathy Horton, Tracy Miller, Eleanor Overton,  
Rebecca Owen and Michael Rice

288 APOLOGIES AND SUBSTITUTIONS

Apologies for absence were submitted on behalf of Councillor Smith, with the substitution of Councillor Boothby authorised in accordance with Council Procedure Rule 4.

It was also noted that since the agenda had been prepared, Council had agreed to a change in membership of the Committee and as such Councillor Cope had replaced Councillor Crooks.

289 MINUTES

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

RESOLVED - The minutes of the meeting held on 12 November 2013 be approved and signed by the Chairman.

290 ADDITIONAL URGENT BUSINESS BY REASON OF SPECIAL CIRCUMSTANCES

It was noted that there was a late item, which would be taken after the planning applications on the agenda, regarding the Big Pit and the County Council's response to comments made at the last meeting of the Planning Committee.

It was also reported that application 13/00800/FUL had been withdrawn from the agenda.

291 DECLARATIONS OF INTEREST

Councillor Chastney declared a pecuniary interest in application 13/00735/FUL and confirmed that she would leave the meeting during discussion and voting on the application.

292 DECISIONS DELEGATED AT PREVIOUS MEETING

The Development Control Manager reported that the decision on application 13/00804/OUT which had been delegated at the previous meeting had been issued on 2 December.

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

A schedule of planning applications along with a list of late items was considered by the Committee. Members were reminded that application 13/00800/FUL had been withdrawn.

Having declared a pecuniary interest in the following application, Councillor Chastney left the meeting at 6.36pm.

- (a) 13/00735/FUL – Erection of 49 dwellings with landscaped open space, land off Spinney Drive and south of Brookside, Brookside, Barlestone – Alexander Bruce Estates Ltd

Notwithstanding the officer recommendation that this application should be approved, many members felt that was not sustainable and did not provide sufficient affordable housing. It was moved by Councillor Lynch, seconded by Councillor Taylor and

RESOLVED – the application be refused on grounds of sustainability and insufficient affordable housing.

Councillor Chastney returned to the meeting at this juncture.

- (b) 13/00798/FUL – Construction of new multi use games area with floodlights and additional car park, Quarry Park, Forest Rise, Groby – Ms Beverley Greenwood

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

RESOLVED – the Development Control Manager be delegated to grant planning permission for the development subject to no significant planning objections being received before the expiry of the consultation period on 10 December 2013 and subject to the conditions contained in the officer's report.

- (c) 13/00834/COU – Change of use of former service station (sui generis) to café (A3), adjacent Bubble Boyz Car Wash, Watling Street, Hinckley – Mr R Sokhi

Members expressed concern regarding the possibility of 24 hour operation of the café. It was moved by Councillor Lynch and seconded by Councillor Taylor that the application be approved with an additional condition limiting the opening hours to 8am to 11pm. It was then

RESOLVED – the application be approved subject to the conditions outlined in the officer's report and an additional condition to restrict opening hours to 8am to 11pm.

- (d) 13/00883/REM – Reserved matters application pursuant to planning permission 10/00743/OUT for appearance and landscaping for the erection of a mixed-use development comprising retail (A1-A3 uses), leisure (D2 uses) and offices (B1A Uses), together with all associated infrastructure and plant, public realm, landscaping and servicing. Works to include the provision of a part undercroft/part surface public car parking area and a new bus station, Bus Station, Lancaster Road, Hinckley – Mr David Ward

On the motion of Councillor Witherford, seconded by Councillor Cope, it was

RESOLVED – the Deputy Chief Executive (Community Direction) be granted delegated powers to approve reserved matters subject to the conditions contained in the officer's report providing no significant material objections are received prior to the expiry of the consultation period on 12 December.

- (e) 13/00719/FUL – Subdivision of existing dwelling into two dwellings, Holywell Farm, Desford Lane, Ratby – Mr Mike Watts

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.

- (f) 13/00886/FUL – Temporary permission to site one mobile home to house agricultural workers, Osbaston House Farm, Lount Road, Osbaston – Mr John Earp

On the motion of Councillor Morrell, seconded by Councillor Sutton, it was

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

- (g) 13/00908/FUL – Erection of two detached houses, Land adjacent to 20 Church Lane, Fenny Drayton – Mrs Helen Dodd

Notwithstanding the officer recommendation that the application be permitted, some members felt that the application was not in keeping with the character of the area due to its scale and mass and constituted overdevelopment. It was moved by Councillor Morrell and seconded by Councillor O'Shea that the application be refused for these reasons.

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

Councillors Allen, Boothby, Chastney, Cope, Mrs Hall, Inman, Moore, Morrell, O'Shea and Taylor voted FOR the motion (10);

There were no votes AGAINST the motion (0).

Councillors Bannister, Hulbert, Lynch, Sutton, Ward and Witherford abstained from voting.

The motion was therefore declared CARRIED and it was

RESOLVED – the application be refused on grounds of it being overdevelopment due to the scale and mass and therefore was out of character with the area.

- (h) 13/00940/FUL – Change of use of land to equestrian and the erection of a horse walker, Chestnuts, Desford Lane, Kirkby Mallory – Ms Louise Smith

It was moved by Councillor Sutton, seconded by Councillor Allen and

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

- (i) 13/01004/FUL – Formation of synthetic turf hockey pitch with associated floodlights, fencing and additional car parking and access, land adjacent to Market Bosworth Tennis Club, Barton Road, Market Bosworth – Mr Martin Roe

Whilst generally in support of the application, concerns were raised regarding screening of the site. It was moved by Councillor Chastney, seconded by Councillor O'Shea and

RESOLVED – the Development Control Manager be delegated powers to grant planning permission for the development subject to no significant planning objections being received before the expiry of the consultation period on 13 December, the conditions contained in the officer's report and an additional condition requiring screening.

- (j) 13/00862/C – Outline application (access only) for residential development, The Big Pit, land to the rear of Ashby Road, Hinckley

The Chairman had accepted this report as an urgent item as the letter had been received during the last couple of days and a response was required as soon as possible.

It was reported that following the resolution of the previous meeting to recommend refusal of the application to the County Council, Leicestershire County Council had requested further information on the comments made regarding impacts on neighbours. A proposed report was presented to members, but it was also stated that conditions had to be proposed should the County Council be minded to approve the application.

Concern was expressed that the County Council did not know the size of the pit or the number of lorry movements per day in order to carry out the work, and as such this authority could not support the application and the County Council could not make an informed decision.

RESOLVED – the proposed officer response be endorsed.

Councillors Hulbert and O'Shea left the meeting at this juncture.

#### 294 MIRA ENTERPRISE ZONE - DELEGATED ARRANGEMENTS

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

RESOLVED – determination of all planning applications within the defined enterprise zone in line with the current scheme of delegation be authorised.

Councillor Taylor left the meeting at 9.12pm.

295 GROWTH AND INFRASTRUCTURE ACT 2013

A report regarding designation of local planning authorities was presented to the Committee. Members asked the Leader of the Council to offer support to the Leader of Blaby District Council in making representations to the Secretary of State. On the motion of Councillor Morrell, seconded by Councillor Bannister it was

RESOLVED – the report be noted.

296 APPEALS LODGED AND DETERMINED

With regard to the overturning of an appeal for refusal of a wind turbine, members thanked officers for their support. On the motion of Councillor Morrell, seconded by Councillor Allen, it was

RESOLVED – the report be noted.

297 APPEALS PROGRESS

Members were presented with an update on the progress of appeals. A member acknowledged the number of appeals dismissed on officer decisions as opposed to those on member decisions.

Officers referred to the date for the appeal for the Good Friday site and cited it as 3-5 June 2013.

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

RESOLVED – the report be noted.

298 DELEGATED DECISIONS ISSUED

Members were informed of decisions made under delegated powers since the last meeting. It was

RESOLVED – the report be noted.

(The Meeting closed at 9.20 pm)

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CHAIRMAN