

# HINCKLEY AND BOSWORTH BOROUGH COUNCIL

## PLANNING COMMITTEE

7 MAY 2024 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 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 MC Boos, Councillor WJ Crooks, Councillor A Pendlebury and Councillor R Webber-Jones

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

### 342. **Apologies and substitutions**

Apologies for absence were submitted on behalf of Councillor Smith.

### 343. **Minutes**

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

RESOLVED – the minutes of the meeting held on 9 April be confirmed as a correct record.

### 344. **Declarations of interest**

Councillor Crooks stated that she sat on Newbold Verdon Parish Council during consideration of application 23/01112/FUL but didn't take part in the debate.

Councillor Hollick declared a personal interest as a customer of the Stamford Arms (applications 24/00121/FUL and 24/00122/LBC).

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

It was reported that all decisions had been issued with the exception of the decisions on applications 23/01000/FUL and 24/00068/FUL which were subject to a section 106 agreement and application 23/01204/REM which was awaiting highways sign-off.

### 346. **23/00311/FUL - Land off Chapel Lane, Witherley**

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

An objector and the applicant spoke on this application.

It was moved by Councillor R Allen and seconded by Councillor Flemming that permission be granted. Councillor C Allen suggested adding a condition to require provision of full fibre broadband. Councillor R Allen and Councillor Flemming subsequently amended their motion to include the additional condition. The motion as amended was put to the vote and it was

RESOLVED –

- (i) Permission be granted subject to the conditions contained in the officer's report and additional condition requiring provision of full fibre broadband;
- (ii) The Head of Planning be granted authority to determine the final detail of the planning conditions.

**347. 23/00711/FUL - The Blue Bell Inn, 39 High Street, Desford**

Application for change of use from café (class E(b)) and residential (class C3) to convenience foodstore (class E(a)), construction of single storey side extension, two storey and single storey rear extension (following the demolition of existing single-storey element to rear of 37 High Street / 2A Main Street and store to rear of public house) with associated landscaping and other works.

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

Notwithstanding the officer's recommendation that permission be granted, concern was expressed about traffic, impact on neighbours, the location of the delivery bay and proximity to 2A, and proposed delivery times on Sundays and bank holidays. It was moved by Councillor Bray and seconded by Councillor R Allen that the item be deferred for further discussions with the highways authority, to seek confirmation from Environmental Health with regards to further conditions, to ask the applicant to consider the location of the delivery bay and to reconsider delivery times on Sundays and bank holidays to reduce disturbance to residents. Upon being put to the vote, the motion was CARRIED and it was

RESOLVED – the application be deferred for the abovementioned reasons.

**348. 24/00263/CONDIT - 477A Coventry Road, Hinckley**

Application for variation of condition 2 (approved plans) of planning application 15/00678/REM (part retrospective).

A ward councillor spoke on this application.

Notwithstanding the officer's recommendation that permission be granted, concern was expressed about the impact on trees and neighbours. It was moved by Councillor Gibbens and seconded by Councillor Lynch that the application be deferred for a site visit. Councillor Bray requested that, whilst not planning matters, the complaints raised by residents be referred to the relevant service within the council. Councillor Gibbens and Councillor Lynch amended their

motion to include the request. Upon being put to the vote, the motion was CARRIED and it was

RESOLVED –

- (i) The item be deferred for a site visit;
- (ii) The complaints raised by residents be referred to the relevant service.

**349. 23/01112/FUL - 69 Mill Lane, Newbold Verdon**

Application for change of use from a place of worship (class F1) to a private medical (physiotherapy) practice (class E).

A ward councillor spoke on this application.

It was moved by Councillor Bray and seconded by Councillor R Allen that permission be granted. It was also requested that a note to applicant be added to encourage car sharing. Upon being put to the vote, the motion was CARRIED and it was

RESOLVED –

- (i) Permission be granted subject to the conditions contained in the officer's report;
- (ii) The Head of Planning be granted authority to determine the final detail of the conditions;
- (iii) A note to applicant to encourage car sharing be added.

**350. 24/00027/FUL - Kyngs Golf and Country Club, Station Road, Market Bosworth**

Application for erection of four golf holiday lodges and associated works.

Notwithstanding the officer's recommendation that permission be granted, members felt that the development would have a harmful effect on the character and appearance of the area and on the countryside and was therefore contrary to policies CE1, CE3 and CE5 of the Market Bosworth Neighbourhood Plan and DM4 of the Site Allocations and Development Management Policies DPD. Concern was also expressed that there was no clear tie to the golf course. It was moved by Councillor Cook and seconded by Councillor R Allen that permission be refused for these reasons. Upon being put to the vote, the motion was CARRIED and it was

RESOLVED – permission be refused due to the proposal being contrary to policies CE1, CE3 and CE5 of the Market Bosworth Neighbourhood Plan and DM4 of the Site Allocations and Development Management Policies DPD.

**351. 24/00121/FUL - Stamford Arms, 2 Leicester Road, Groby**

Application for extension and alteration to existing public house to provide additional deli/coffee shop floor space.

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

RESOLVED –

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

**352. 24/00122/LBC - Stamford Arms, 2 Leicester Road, Groby**

Application for extension and alteration to existing public house to provide additional deli/coffee shop floorspace.

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

RESOLVED –

- (i) Listed building consent be granted subject to the conditions contained in the officer's report;
- (ii) The Head of Planning be granted authority to determine the final detail of the planning conditions.

**353. 23/00432/OUT - Land north of A47 Normandy Way and east of Stoke Road, Hinckley**

Outline application for the erection of up to 475 dwellings including public open space, drainage, landscaping and associated infrastructure.

Concern was expressed that the cumulative impact of additional traffic on the perimeter road and the A5 as a result of new development needed to be considered as a whole and it was requested that a meeting be arranged with National Highways and Leicestershire County Council as highways authority. Officers agreed to facilitate the requested meeting.

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

RESOLVED –

- (i) Permission be granted subject to
  - a. A section 106 agreement;
  - b. Planning conditions contained in the officer's report;

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

(The Meeting closed at 8.15 pm)

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CHAIR