

HINCKLEY AND BOSWORTH BOROUGH COUNCIL

PLANNING COMMITTEE

4 JUNE 2024 AT 6.30 PM

PRESENT: Cllr MJ Crooks - Chair
Cllr J Moore – Vice-Chair

Cllr SL Bray, Cllr MA Cook, Cllr REH Flemming, Cllr DT Glenville (for Cllr E Hollick), Cllr CE Green, Cllr L Hodgkins (for Cllr C Gibbens), 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 SM Gibbens)

Also in attendance: Councillor WJ Crooks

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

29. **Apologies and substitutions**

Apologies for absence were submitted on behalf of Councillors C Allen, R Allen, Boothby, C Gibbens, S Gibbens and Hollick with the following substitutions authorised in accordance with council procedure rule 10:

Councillor Simmons for Councillor C Allen;
Councillor Sutton for Councillor R Allen;
Councillor Hodgkins for Councillor C Gibbens
Councillor Williams for Councillor S Gibbens
Councillor Glenville for Councillor Hollick.

30. **Minutes**

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

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

31. **Declarations of interest**

Councillor Cook declared a non-registrable interest in application 24/00263/FUL as the applicant was known to her.

32. **Decisions delegated at previous meeting**

It was noted that all decisions delegated at the previous meeting had been issued, with the exception of 23/00711/FUL and 24/00263/CONDIT which had been deferred and 23/00432/OUT which was subject to a section 106 agreement.

33. **21/01511/OUT - Earl Shilton Sustainable Urban Extension, Mill Lane, Earl Shilton**

Outline application to include up to 1000 dwellings (C3) up to 5.3 hectares for employment uses comprising a mix of B2, B8 and E(g) uses, a primary school / education uses (F1), retain floor space (E) and hot food takeaway (Sui Generis) as part of a mixed use local centre / community hub (E/F1/F2/C3), two vehicular accesses from the A47, limited access from Breach Lane, vehicular access from Mill Lane, public open space including sustainable urban drainage systems and the provision of associated infrastructure and ancillary works and demolition of former girl guide building (outline – access only) (EIA development).

Applications 21/01511/OUT and 23/00330/OUT were presented and debated together but voted on separately.

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

It was moved by Councillor Bray and seconded by Councillor Lynch that permission be granted as recommended in the officer's report.

Councillor Cook, seconded by Councillor Smith, proposed that the application be deferred to consider the concerns raised. As the second motion, this was not put to the vote.

The motion proposed by Councillor Bray and seconded by Councillor Lynch was put to the vote and CARRIED and it was

RESOLVED – permission be granted subject to:

- (i) A section 106 agreement as set out in the heads of terms in the officer's report;
- (ii) The conditions outlined in the officer's report.

34. **23/00330/OUT - Earl Shilton Sustainable Urban Extension, Mill Lane, Earl Shilton**

Outline application to include up to 500 dwellings, a primary school / education use (class F1), retail (class E), community hub (class E/F1/F2), hot food takeaway (Sui Generis), accesses from Mill Lane and Astley Road and infrastructure including public open space, SUDS, landscaping, the provision of associated infrastructure and ancillary works. Outline – all matters reserved except for access (EIA development).

Applications 21/01511/OUT and 23/00330/OUT were presented and debated together but voted on separately.

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

It was moved by Councillor Bray and seconded by Councillor Lynch that permission be granted as recommended in the officer's report.

Councillor Cook, seconded by Councillor Smith, proposed that the application be deferred to consider the concerns raised. As the second motion, this was not put to the vote.

The motion proposed by Councillor Bray and seconded by Councillor Lynch was put to the vote and CARRIED and it was

RESOLVED – permission be granted subject to:

- (i) A section 106 agreement as set out in the heads of terms in the officer's report;
- (ii) The conditions outlined in the officer's report.

35. **24/00026/FUL - Kyngs Golf & Country Club, Station Road, Market Bosworth**

Application for erection of two subterranean golf holiday lodges with associated works.

The applicant spoke on this item.

It was moved by Councillor Bray and seconded by Councillor Flemming that permission be granted as recommended in the officer's report.

Councillor Cook, seconded by Councillor Simmons, proposed that the application be refused due to harm to the countryside, amenity of occupiers and failure to complement the character of the surrounding area. As the second motion, this was not put to the vote.

The motion proposed by Councillor Bray and seconded by Councillor Flemming was put to the vote and CARRIED and it was

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

Having declared a non-registrable interest in this following item, Councillor Cook left the meeting at 7.57pm.

36. **24/00322/FUL - The White House, Bosworth Road, Wellsborough**

Application for erection of single storey self-build / custom-build dwelling (resubmission of 23/00923/FUL).

The applicant spoke on this item.

It was moved by Councillor Bray and seconded by Councillor Crooks that the application be deferred for a site visit and to urge the applicant to seek advice from Design Midlands. Upon being put to the vote, the motion was CARRIED and it was

RESOLVED – the application be deferred for a site visit and to seek advice from Design Midlands.

Councillor Cook returned to the meeting at 8.20pm.

37. **24/00263/CONDIT - 477A Coventry Road, Hinckley**

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

Notwithstanding the officer's recommendation that permission be granted, members expressed concern about the potential impact on neighbours in particular due to noise. It was moved by Councillor Lynch and seconded by Councillor Bray that permission be refused due to being contrary to policy DM10 of the Site Allocations and Development Management Policies DPD. Upon being put to the vote, the motion was CARRIED and it was

RESOLVED – permission be refused by reason of the effect of the garden room on neighbours, in particular as a result of noise.

38. **Appeals progress**

Members were provided with an update on appeals.

(The Meeting closed at 8.35 pm)

CHAIR