

HINCKLEY AND BOSWORTH BOROUGH COUNCIL

PLANNING COMMITTEE

30 JULY 2024 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 REH Flemming, Cllr C Gibbens, Cllr SM Gibbens, Cllr CE Green, Cllr KWP Lynch, Cllr LJ Mullaney, Cllr LJP O'Shea (for Cllr RG Allen), Cllr M Simmons (for Cllr CM Allen), Cllr H Smith, Cllr BR Walker and Cllr A Weightman

Also in attendance: Councillor CM Allen, Councillor RG Allen, Councillor WJ Crooks and Councillor A Pendlebury

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

90. **Apologies and substitutions**

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

Councillor Bools for Councillor Bray
Councillor O'Shea for Councillor R Allen
Councillor Simmons for Councillor C Allen.

91. **Minutes**

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

RESOLVED – the minutes of the meeting held on 4 June be confirmed as a correct record.

92. **Declarations of interest**

Councillor Bools stated that he had openly spoken against applications 24/00488/HOU and 23/00711/FUL and would remove himself from the committee during discussion on these applications but would speak as ward councillor.

Councillor Green declared a pecuniary interest and Councillors Simmons and Smith declared other interests in application 24/00476/FUL.

Councillors Lynch and Walker stated they had sat on Burbage Parish Council's Planning Committee during consideration of application 24/00274/FUL but had not voted.

93. **Decisions delegated at previous meeting**

Members were updated on decisions delegated at the previous meeting.

94. **20/01225/FUL - Land west of Clickers Way, Earl Shilton**

Application for residential development for up to 81 dwellings with provision of access, open space and infrastructure.

The agent and two ward councillors spoke on this application.

Notwithstanding the officer's recommendation that permission be granted, concern was expressed in relation to highway safety and landscaping. It was moved by Councillor Bools and seconded by Councillor O'Shea that the application be deferred to seek further information on landscaping and on deliverability of the temporary access and footpath and how long it would be in place. Upon being put to the vote, the motion was CARRIED and it was

RESOLVED – the application be deferred for further information on the temporary access and landscaping.

Having stated he had made public objections to the following application, Councillor Bools absented himself from the committee at 7.10pm and took a seat at the ward councillor's table.

95. **24/00488/HOU - Kirkby Old Parks Farm, Kirkby Lane, Newbold Verdon**

Application for two-storey side extension, creation of balcony, demolition and replacement of ancillary outbuilding and construction of double garage (retrospective).

A ward councillor spoke on this application.

Whilst acknowledging there were no planning reasons to refuse this application, members were unhappy that permission had not been sought for such extensive work prior to commencing construction and requested that a note to applicant be added to remind them that due process must be followed in future. It was moved by Councillor Lynch, seconded by Councillor O'Shea and

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

Councillor Bools retook his seat at this juncture.

96. **23/01048/FUL - Land off Hall Lane, Odstone**

Application for change of use of a building from agricultural to residential and associated works.

The agent spoke on this application.

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

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

Having declared an interest in the following application, Councillors Green, Simmons and Smith left the meeting at 7.23pm.

97. **24/00476/FUL - 87b And 87c High Street, Barwell**

Application for change of use from two dwellinghouses (class C3) to children’s care home (class 2).

The agent spoke on this application.

Notwithstanding the officer’s recommendation that permission be granted, members felt that the facility would be in an inappropriate location due to lack of parking and outside space. It was felt that the agent had indicated that more staff would be required than stated in the report which would require additional parking, and that the outside space provided, even by removing the fence between the two gardens, was smaller than suggested by the Good Design Guide. It was moved by Councillor S Gibbens and seconded by Councillor Bools 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 lack of parking and outside space.

Councillors Green, Simmons and Smith returned to the meeting at 7.53pm.

98. **24/00428/FUL - 552 Coventry Road, Hinckley**

Application for change of use of part of the garden (use class C3) to accommodate storage of skips (use class B8).

A ward councillor spoke on this application.

It was moved by Councillor Lynch, seconded by Councillor O’Shea and

RESOLVED – permission be refused for the reasons set out in the officer’s report.

99. **24/00274/FUL - Manor View, Aston Flamville Road, Burbage**

Application for extensions and alterations of existing ancillary building to form early years day nursery (class E) with associated car parking.

An objector and the applicant spoke on this application.

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

RESOLVED –

(i) Permission be granted subject to:

- a. the conditions contained in the officer's report and late items;
 - b. the completion of a legal agreement as set out in the late items.
- (ii) The Head of Planning be granted powers to determine the final detail of the conditions.

Having stated he had made public objections to the following application, Councillor Bools absented himself from the committee at this juncture and took a seat at the ward councillor's table.

100. **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.

A ward councillor spoke on this application.

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

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.

Councillor Bools returned to his seat on the committee.

101. **Appeals progress**

Members were updated on progress in relation to appeals.

(The Meeting closed at 8.47 pm)

CHAIR