

HINCKLEY AND BOSWORTH BOROUGH COUNCIL

PLANNING COMMITTEE

24 SEPTEMBER 2024 AT 6.30 PM

PRESENT: Cllr MJ Crooks - Chair
Cllr J Moore – Vice-Chair
Cllr RG Allen, Cllr SL Bray, Cllr C Gibbens, Cllr SM Gibbens, Cllr CE Green,
Cllr L Hodgkins (for Cllr REH Flemming), Cllr KWP Lynch, Cllr LJ Mullaney,
Cllr LJP O'Shea (for Cllr MA Cook), Cllr M Simmons (for Cllr CM Allen),
Cllr H Smith, Cllr BR Walker and Cllr P Williams (for Cllr DS Cope)

Also in attendance: Councillor WJ Crooks

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

175. **Apologies and substitutions**

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

Councillor Hodgkins for Councillor Flemming
Councillor O'Shea for Councillor Cook
Councillor Simmons for Councillor Allen
Councillor Williams for Councillor Cope.

176. **Minutes**

It was moved by Councillor S Gibbens, seconded by Councillor C Gibbens and

RESOLVED – the minutes of the meeting held on 27 August be confirmed as a correct record.

177. **Declarations of interest**

Councillor O'Shea declared a pecuniary interest in application 24/00753/HOU as the applicant and stated he would leave the meeting during consideration of the item.

178. **Decisions delegated at previous meeting**

Members were updated on decisions delegated at the previous meeting.

179. **24/00593/FUL - Units 1-3 The Sidings, Merrylees Road, Desford**

Application for change of use of industrial unit (class B2) to gymnastics club (class E).

The applicant spoke on this item.

Notwithstanding the officer's recommendation that permission be refused, some members felt that the proposed use supported the health and wellbeing of young people and was a suitable use for the building, evidenced by a similar use on the same industrial estate. It was moved by Councillor Bray and seconded by Councillor Moore that permission be granted with the conditions delegated to the Head of Planning but to include a condition tying the use to this applicant only to prevent a permanent change of use. Upon being put to the vote, the motion was CARRIED and it was

RESOLVED –

- (i) Permission be granted subject to conditions;
- (ii) Determination of appropriate conditions be delegated to the Head of Planning, to include a condition restricting the change of use to this applicant only.

180. **24/00513/FUL - Kyngs Golf And Country Club, Station Road, Market Bosworth**

Application for erection of four golf holiday lodges and associated works – resubmission of 24/00027/FUL.

The applicant spoke on this item.

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

RESOLVED –

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

181. **22/00661/FUL - Mulberry Farm, High Street, Stoke Golding**

Application for demolition of the existing Mulberry Farm buildings, retention of Mulberry farmhouse and proposed erection of 25 residential units with associated parking facilities, amenity space, landscaping, village green, pond and paddock.

The agent and a representative of the parish council spoke on this application.

Members were dissatisfied with the house type and lack of affordable housing proposed for the site and it was moved by Councillor Bray and seconded by Councillor O'Shea that the application be deferred for further discussion with the applicant. Upon being put to the vote, the motion was CARRIED and it was

RESOLVED – the application be refused for further consideration of house type and provision of affordable housing.

182. **24/00596/FUL - 7 Springfield Road, Hinckley**

Application for wooden cattery.

Three objectors and the applicant spoke on this item.

Notwithstanding the officer's recommendation that permission be granted, members felt that the impact on neighbours and the character of the area would be contrary to policy DM10 of the site allocations and development management policies DPD. It was moved by Councillor Bray and seconded by Councillor Allen that permission be refused. Upon being put to the vote, six members voted for the motion and six voted against the motion to refuse. The chair therefore exercised her right to a casting vote and voted for the motion to refuse. The motion was therefore CARRIED and it was

RESOLVED – permission be refused due to the impact of the proposed cattery on neighbours and upon the character of the area, contrary to policy DM10 of the site allocations and development management policies DPD.

183. **24/00294/REM - Land north of Barton Road, Barlestone**

Application for approval of reserved matters (appearance, landscaping, layout, scale) of outline application 21/00096/OUT) for residential development of up to 55 dwellings (outline – access only).

The ward councillor spoke on this application.

Councillor S Gibbens proposed that the application be approved in accordance with the officer's recommendation. In the absence of a seconder, the motion was not pursued.

Councillor Bray, seconded by Councillor O'Shea, proposed that the application be deferred to allow for further discussion on adoption of roads and the maintenance agreement. Upon further discussion, the motion was withdrawn.

Councillor Bray, seconded by Councillor O'Shea, proposed that the decision be delegated to the Head of Planning to grant consent subject to requesting the roads be built to adoptable standards and every effort be made to get the roads adopted, and requesting that street lighting be installed. Upon being put to the vote, the motion was CARRIED and it was unanimously

RESOLVED –

- (i) The decision be delegated to the Head of Planning following discussions in relation to building the roads to an adoptable standard and installation of street lights;
- (ii) Should the application be approved, agreement of conditions be delegated to the Head of Planning.

184. **24/00591/FUL - Unit 4, 122 High Street, Earl Shilton**

Application for change of use and conversion of commercial / offices (class E) to short term let serviced apartments (class C1 – hotels). New accessible ramps, installation of signage, parking and alteration to the property.

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

RESOLVED –

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

Having declared a pecuniary interest in the following item, Councillor O'Shea left the meeting at 8.35pm.

185. **24/00753/HOU - 5 Lee Rise, Ratby**

Application for demolition of conservatory, erection of single storey rear extension and associated works.

It was moved by Councillor Bray, seconded by Councillor S Gibbens and

RESOLVED –

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

Councillor O'Shea returned to the meeting at 8.36pm.

186. **24/00779/P14J - Hinckley Leisure Centre, Argents Mead, Hinckley**

Application for installation of roof mounting solar PV panels.

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

RESOLVED –

- (i) Prior approval be granted;
- (ii) Authority be delegated to the Head of Planning to determine the final detail of planning conditions.

187. 23/00982/OUT - Land to the rear of The Cottage, 34 Keats Lane, Earl Shilton

Outline application for residential development of up to ten bungalows (some matters reserved except for scale and access).

It was moved by Councillor Bray and seconded by Councillor Allen that permission be granted. Upon further discussion, Councillor Allen proposed an amendment that a note to applicant be added to request that the roads be built to adoptable standard, street lighting be installed, and an application be submitted to Leicestershire County Council for parking restrictions within 20m of the junction. The amendment was agreed by the mover of the original motion, with an additional note to applicant to reiterate that the preference was for single storey dwellings. Upon being put to the vote, the motion as amended was CARRIED and it was unanimously

RESOLVED –

- (i) Permission be granted subject to:
 - a) A section 106 agreement as set out in the report;
 - b) The conditions contained in the officer's report
 - c) A note to applicant be added in relation to:
 - 1. Building of roads to an adoptable standard
 - 2. Installation of street lighting
 - 3. Submission of an application for a traffic regulation order to regulate parking near the site entrance
 - 4. The preference for single storey dwellings.
- (ii) Authority be delegated to the Head of Planning to determine the final detail of the planning conditions;
- (iii) Authority be delegated to the Head of Planning to finalise the terms of the section 106 agreement including trigger points and claw back periods.

188. Appeals progress

Members were updated on appeals. It was agreed that a written report would be provided.

(The Meeting closed at 8.49 pm)

CHAIR