

HINCKLEY AND BOSWORTH BOROUGH COUNCIL

PLANNING COMMITTEE

1 APRIL 2014 AT 6.30 PM

PRESENT: Mr R Mayne - Chairman
Mr RG Allen, Mr DC Bill MBE (for Ms BM Witherford), Mr CW Boothby (for Mrs T Chastney), Mr MB Cartwright (for Mr DW Inman), Mr DS Cope, Mrs WA Hall, Mr MS Hulbert, Mr KWP Lynch, Mr JS Moore, Mr K Morrell, Mr K Nichols (for Mr JG Bannister), Mr LJP O'Shea, Mr BE Sutton and Mr R Ward

In accordance with Council Procedure Rule 4.2 Councillors Mr PR Batty and Mr DM Gould were also in attendance.

Officers in attendance: Edd Costerton, James Hicks, Cathy Horton, Rebecca Owen and Michael Rice

481 APOLOGIES AND SUBSTITUTIONS

Apologies were submitted on behalf of Councillors Bannister, Chastney, Inman, Smith, Taylor and Witherford, with the following substitutions authorised in accordance with Council Procedure Rule 4.1:

Councillor Nichols for Councillor Bannister;
Councillor Boothby for Councillor Chastney;
Councillor Cartwright for Councillor Inman;
Councillor Bill for Councillor Chastney.

In the absence of the Vice-Chairman it was moved by Councillor Bill, seconded by Councillor Cope and

RESOLVED –the role of Vice-Chairman be taken by Councillor Moore for this meeting only.

482 MINUTES

It was moved by Councillor Hulbert, seconded by Councillor Hall and

RESOLVED – the minutes of the meeting held on 4 March 2014 be confirmed and signed by the Chairman.

483 DECLARATIONS OF INTEREST

No interests were declared at this stage.

484 DECISIONS DELEGATED AT PREVIOUS MEETING

The Principal Planning Officer reported on the following decisions which had been delegated at the previous meeting:

- (a) 13/00725/FUL – officers were still awaiting a response from the applicant to the requests made at the meeting;
- (b) 14/00042/FUL – the decision had been issued on 26 March;
- (c) 14/00082/HOU – the decision had been issued on 18 March.

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

A schedule of applications along with late items were presented to the Committee, and decisions were made as follows:

- (a) 13/01029/COU – change of use of land to use as a residential caravan site for two gypsy families (four caravans) with associated parking, hardstanding and amenity block, Land to the East of Wallace Drive, Groby – Mr James Connors

Attention was drawn to the recommendation in the late items that consideration of this application be deferred pending the judgement of the Administrative Court in respect of application 13/00395/COU as the decision of the Court may have implications for the decision on this application. It was moved by Councillor Nichols, seconded by Councillor Cope and

RESOLVED – the application be deferred.

Councillor Cartwright wished it to be recorded that he abstained from voting on this decision.

- (b) 12/00482/OUT – erection of 21 dwellings (outline – access only), land at Hilary Bevins Close, Higham on the Hill – George Stew Ltd

Members were concerned about the low percentage of affordable housing proposed for this development and following a motion to refuse the application by Councillor Ward, it was then proposed that the matter be delegated to officers to negotiate an increase in affordable housing numbers and to grant permission if five or more affordable housing units could be secured. The motion was seconded by Councillor Cartwright and

RESOLVED – officers be delegated to negotiate affordable housing numbers and to grant permission in the event of the developer agreeing to provide five or more units, subject to the conditions and section 106 agreement contained in the officer's report. Should negotiations for five or more units be unsuccessful, officers be authorised to refuse the application.

- (c) 14/00124/OUT – residential development of 9 dwellings (outline – access only), land adjacent to St Mary's Court, Barwell – Mr G Hibbitt

It was moved by Councillor Cope, seconded by Councillor Nichols and

RESOLVED – subject to an agreement under Section 106 of the Town and Country Planning Act 1990 and Section 111 of the Local Government Act 1972 or receipt of an acceptable Unilateral Undertaking under S106 of the Town and Country Planning Act 1990 to provide financial contributions towards play and open space, the Chief Planning & Development Officer be granted delegated powers to permit subject to the conditions contained in the officer's report. Failure to complete the agreement by 8 April 2014 might result in the application being refused.

- (d) 14/00190/FUL – erection of five dwellings with associated parking and access, 36 Kingsfield Road, Barwell – Mr Paul Batson

On the motion of Councillor Cartwright, seconded by Councillor Nichols, it was unanimously

RESOLVED – the Chief Planning and Development Officer be granted delegated powers to determine the application following the consideration of any further consultation responses and in the event of approval this be subject to an agreement under Section 106 of the Town and Country Planning Act 1990 and Section 111 of the Local Government Act 1972 or receipt of an acceptable Unilateral Undertaking under Section 106 of the Town and Country Planning Act 1990 to provide financial contributions towards play and open space and any other conditions which he deems necessary.

- (e) 14/00007/OUT – erection of one dwelling with detached garage (outline – access, layout and scale only), 98 Leicester Road, Hinckley – Mr Mark Atrinson

Notwithstanding the officer's recommendation that the application be approved, members expressed concern regarding the roof pitch being too high. It was moved by Councillor Nichols and seconded by Councillor Bill that the matter be delegated to officers to discuss reducing the ridge height and re-consulting if necessary and the decision following this be delegated to officers to approve subject to the conditions contained in the officer's report and late items. Upon being put to the vote the motion was CARRIED and

RESOLVED – the matter be delegated to officers to negotiate reducing the ridge height and then to reconsult if necessary and to approve subject to conditions contained in the officer's report and any others as deemed necessary.

- (f) 14/00039/FUL – refurbishment and alteration of motor dealership, garage rear of Wharf Farm service station, Coventry Road, Hinckley – Mr Len Hallows

On the motion of Councillor Bill, seconded by Councillor Nichols, it was

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

- (g) 14/00059/HOU – erection of single storey rear extension, The Old Rectory, Sheepy Road, Sibson – Mr & Mrs J Chastney

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

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

- (h) 14/00100/FUL – erection of one new dwelling and detached garage/gymnasium, Cadeby Hall, Main Street, Cadeby – Mr Simon Warner

It was noted that this item had been withdrawn.

- (i) 14/00121/FUL – erection of temporary agricultural workers dwelling, IC Fields Farm, Rogues Lane, Hinckley – Mr & Mrs Paul Bills

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

RESOLVED – the application be permitted subject to the conditions contained in the late items.

486 APPEALS LODGED AND DETERMINED

Details of appeals lodged and determined since the previous meeting were presented to Members. It was noted that an appeal from Charles Church had been omitted from the report which had now been notified as being dealt with by informal hearing. A Member thanked officers for their work on winning the appeal at Vine Cottage, Sheepy Magna. It was moved by Councillor Morrell, seconded by Councillor Allen and

RESOLVED – the report be noted.

487 APPEALS PROGRESS

On the motion of Councillor Mrs Hall, seconded by Councillor Sutton, it was

RESOLVED – the report be noted.

488 DELEGATED DECISIONS ISSUED

On the motion of Councillor Nichols, seconded by Councillor Hulbert, it was

RESOLVED – the report be noted.

(The Meeting closed at 8.10 pm)

CHAIRMAN