

# HINCKLEY AND BOSWORTH BOROUGH COUNCIL

## PLANNING COMMITTEE

21 JANUARY 2025 AT 6.30 PM

PRESENT: Cllr MJ Crooks - Chair  
Cllr J Moore – Vice-Chair  
Cllr SL Bray, Cllr MA Cook, Cllr REH Flemming, Cllr C Gibbens,  
Cllr SM Gibbens, Cllr CE Green, Cllr KWP Lynch, Cllr LJ Mullaney,  
Cllr M Simmons (for Cllr CM Allen), Cllr H Smith, Cllr BE Sutton (for Cllr RG  
Allen) and Cllr P Williams (for Cllr E Hollick)

Also in attendance: Councillor WJ Crooks

Officers in attendance: Sullivan Archer, Emma Baumber, Chris Brown, Rebecca Owen and Edward Stacey

### 337. **Apologies and substitutions**

Apologies for absence were submitted on behalf of Councillors C Allen, R Allen, Cope, Hollick and Walker 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 Williams for Councillor Hollick.

### 338. **Minutes**

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

RESOLVED – the minutes of the meeting held on 17 December be confirmed as a correct record.

### 339. **Declarations of interest**

Councillor Lynch declared in relation to application 24/00139/FUL that he was a member of Burbage Parish Council's Planning Committee but had not discussed or voted on the application when it was considered by the parish council.

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

The committee was updated on decisions delegated at the previous meeting.

### 341. **24/00139/FUL - Land north of Deepdale Farm, Lutterworth Road, Burbage**

Full planning application for the provision of additional 23 residential dwellings including vehicular access, landscaping, drainage and all other associated works.

An objector spoke on this application.

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

RESOLVED –

- (i) Permission be granted subject to:
  - a. Completion of a S106 agreement relating to affordable housing, open space provision, biodiversity net gain and the financial contributions contained in the officer's report;
  - b. Planning conditions contained in the officer's report and late items.
- (ii) The Head of Planning be given powers to determine the final detail of planning conditions;
- (iii) The Head of Planning be given delegated authority to determine the terms of the S106 agreement including trigger points.

**342. 24/00461/REM - Land south of Markfield Road, Ratby**

Application for approval of reserved matters (appearance, landscaping, layout and scale) for outline application 22/00648/OUT for residential development of up to 75 dwellings alongside associated site infrastructure, open space and discharge of condition 2.

The agent spoke on this application.

Whilst in support of officer's recommendation, it was requested that a lighting scheme be requested to ensure adequate street lighting. It was also suggested that any viability challenges with regard to the delivery of affordable housing on this development should be brought back to the Planning Committee. It was moved by Councillor Bray and seconded by Councillor Lynch that permission be granted with an additional condition requiring submission of a lighting scheme. Upon being put to the vote, the motion was CARRIED and it was

RESOLVED – the reserved matters application be approved subject to the conditions contained in the officer's report and late items and an additional condition requiring submission of a lighting scheme.

**343. 23/01182/FUL - Allbar Sports, Trinity Lane, Hinckley**

Application for change of use from cinema (sui generis) to 40 one-bedroom apartments (use class C3) with associated car parking and landscaping.

Some members expressed concerns about the proposal and it was suggested that the proposed parking permit scheme should operate in perpetuity, that more work should be undertaken to encourage a residents parking scheme for on-street parking in the area, that concerns about overlooking be investigated and that it be made clear in any marketing material that the flats are aimed at those who don't have multiple vehicles and that parking on this site was very limited.

It was moved by Councillor Lynch and seconded by Councillor C Gibbens that, whilst members be minded to grant permission, the decision be delegated to officers following investigation of the abovementioned points in relation to the parking permit scheme, residents parking scheme, overlooking and marketing.

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

RESOLVED –

- (i) The Head of Planning be granted delegated powers to grant permission subject to:
  - a. The planning conditions contained in the officer's report;
  - b. The entering into of a S106 agreement relating to affordable housing, highway improvements, open space provision and management and the financial contributions outlined in the officer's report;
  - c. The operation of a parking permit scheme in perpetuity;
  - d. Investigation into a residents parking scheme in the area;
  - e. Investigation into the concerns regarding overlooking;
  - f. A note to applicant about the content of marketing materials.
- (ii) The Head of Planning be granted powers to determine the final detail of planning conditions and S106 obligations.

Councillors Bray and Mullaney requested it be recorded that they voted against the motion.

#### 344. **Appeals progress**

Members were updated on planning appeals.

(The Meeting closed at 7.26 pm)

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CHAIR