

HINCKLEY AND BOSWORTH BOROUGH COUNCIL

PLANNING COMMITTEE

17 JUNE 2025 AT 6.30 PM

PRESENT: Cllr MJ Crooks - Chair
Cllr J Moore – Vice-Chair
Cllr CM Allen, Cllr RG Allen, Cllr SL Bray, Cllr MA Cook, Cllr REH Flemming,
Cllr C Gibbens, Cllr SM Gibbens, Cllr DT Glenville (for Cllr DS Cope),
Cllr CE Green, Cllr L Hodgkins (for Cllr R Webber-Jones), Cllr H Smith,
Cllr BR Walker and Cllr P Williams (for Cllr LJ Mullaney)

Also in attendance: Councillor WJ Crooks, Councillor C Lambert and Councillor BE Sutton

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

34. Apologies and substitutions

Apologies for absence were submitted on behalf of Councillors Cope, Lynch, Mullaney and Webber-Jones, with the following substitutions authorised in accordance with council procedure rule 10:

Councillor Glenville for Councillor Cope
Councillor Williams for Councillor Mullaney
Councillor Hodgkins for Councillor Webber-Jones.

35. Minutes

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

RESOLVED – the minutes of the meeting held on 20 May be confirmed as a correct record.

36. Declarations of interest

Councillor Cook declared a registrable interest in application 22/00882/OUT as she lived near the site.

Councillor Bray wished it to be acknowledged in relation to application 24/00560/HYB that the council owned some land on the site, although this didn't constitute a disclosable interest for any members.

37. Decisions delegated at previous meeting

Members were updated on decisions delegated at the previous meeting.

38. 24/00560/HYB - Land off Station Road, Market Bosworth

Hybrid planning application seeking full planning permission for residential development of 135 dwellings along with landscaping, public open space, drainage infrastructure and new access following demolition of two existing dwellings; and outline planning permission (all matters reserved except for point of access) for 0.6ha of employment uses (classes E (g) (i, ii and iii), B2 and B8.

An objector and a representative of the parish council spoke on this application.

Whilst in support of the recommendation, the need to reflect policy BD1 of the Market Bosworth Neighbourhood Plan was highlighted. It was moved by Councillor Cook and seconded by Councillor Bray that permission be granted with clarification in the S106 agreement of the cascade arrangements for affordable housing which would be allocated in the first instance to those with a local connection to Market Bosworth, then to neighbouring parishes, and finally to those with a local connection to the borough. Upon being put to the vote, the motion was CARRIED and it was

RESOLVED –

- (i) Permission be granted subject to:
 - a. The conditions contained in the officer's report;
 - b. The completion of a S106 agreement to secure the required financial contributions and other measures detailed in the report, with the S106 agreement outlining the correct cascade arrangements for allocation of affordable housing in accordance with policy BD1 of the Market Bosworth Neighbourhood Plan.
- (ii) The Head of Planning be granted powers to determine the final detail of the conditions;
- (iii) The Head of Planning be granted powers to determine the detailed terms of the S106 agreement.

39. 24/00831/OUT - Land north of Shenton Lane, Market Bosworth

Outline application for the erection of up to 100 dwellings (including 40% affordable housing) with public open space, landscaping, sustainable drainage system, a vehicular access point and the demolition of one residential dwelling. All matters reserved except for means of access.

An objector and a representative of the parish council spoke on this application.

Whilst in support of the recommendation that permission be refused, it was moved by Councillor Bray and seconded by Councillor Cook that permission be refused and officers go back to Leicestershire County Council as highways authority to discuss addition of a reason to refusal in relation to highway safety, with final agreement of reasons for refusal delegated to the Head of Planning

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

RESOLVED –

- (i) Permission be refused for the reasons set out in the officer's report;
- (ii) Officers be instructed to discuss with the highways authority the addition of a reason for refusal in relation to highway safety;
- (iii) Agreement of the final reasons for refusal be delegated to the Head of Planning following the abovementioned discussions.

40. **23/01144/FUL - Land off Leicester Road, Markfield**

Application for construction of a 72-bed residential care home (C2) and associated solar panels, access, parking and landscaping (cross boundary application with Charnwood Borough Council).

An objector and a ward councillor spoke on this application.

Following discussion, officers agreed to raise members' concerns with the development located in Charnwood Borough with the case officer at Charnwood Borough Council.

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

RESOLVED –

- (i) Permission be granted subject to:
 - a. The conditions contained in the officer's report;
 - b. Approval of application P/23/2197/2 by Charnwood Borough Council.
- (ii) The Head of Planning be granted powers to determine the final detail of planning conditions.

Having declared an interest in the following item, Councillor Cook left the meeting at 7.37pm.

The meeting adjourned at 7:37pm to allow members the opportunity to read the late items in relation to the following application and reconvened at 7.44pm.

41. **22/00882/OUT - land adjacent to MIRA Technology Park, Caldecote**

Outline application (all matters reserved) for extension of MIRA Technology Park to comprise employment use (Class B2), associated office and service uses (Class E g); storage (class B8), new spine road, car parking, landscaping and

enabling works (cross boundary application with North Warwickshire Borough Council).

An objector, the applicant and the ward councillor spoke on this application.

Whilst in support of the wider development, concern was expressed about the highway works which were the only aspect of the application within the boundary of Hinckley & Bosworth Borough. It was moved by Councillor Bray and seconded by Councillor C Gibbens that the application be deferred for a site visit. During discussion upon the motion, it was suggested that further discussions could take place in relation to potential alternative highway solutions. Upon being put to the vote, the motion was CARRIED and it was

RESOLVED – the application be deferred for a site visit.

42. **Appeals progress**

Members were updated on progress in relation to various appeals.

(The Meeting closed at 8.13 pm)

CHAIR