

HINCKLEY AND BOSWORTH BOROUGH COUNCIL

PLANNING COMMITTEE

12 AUGUST 2025 AT 6.30 PM

PRESENT: Cllr MJ Crooks - Chair

Cllr CM Allen, Cllr RG Allen, Cllr MC Bools (for Cllr J Moore), Cllr SL Bray, Cllr MA Cook, Cllr DS Cope, Cllr REH Flemming, Cllr C Gibbens, Cllr SM Gibbens, Cllr CE Green, Cllr KWP Lynch, Cllr BR Walker, Cllr R Webber-Jones and Cllr P Williams (for Cllr LJ Mullaney)

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

Officers in attendance: Sullivan Archer, Emma Baumber, Matt Jedruch, Rebecca Owen and Edward Stacey

113. Apologies and substitutions

Apologies for absence were submitted on behalf of Councillors Moore, Mullaney and Smith, with the following substitutions authorised in accordance with council procedure rule 10:

Councillor Bools for Councillor Moore
Councillor Williams for Councillor Mullaney.

114. Minutes

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

RESOLVED – the minutes of the meeting held on 15 July be confirmed as a correct record.

115. Declarations of interest

Councillor C Gibbens stated that she was working as a consultant with DEFRA and Natural England, but confirmed that her work did not relate to planning matters nor any items on the agenda.

116. Decisions delegated at previous meeting

The Planning Manager provided an update on decisions delegated at the previous meeting.

117. 24/00264/OUT - Land north of Normandy Way, Hinckley

Outline application for the erection of up to 415 dwellings including landscaping, open space, drainage and associated infrastructure (outline – access only)

Two objectors, the agent and a ward councillor spoke on this application.

Concern was expressed about the proximity of the proposed properties to existing gardens, noise impact and the impact on the junction of the A47 with Ashby Road. It was moved by Councillor S Gibbens, seconded by Councillor Cope, proposed the item be deferred to allow for more consideration and information in relation to the concerns raised. Upon being put to the vote, the motion was CARRIED and it was

RESOLVED – the application be deferred.

118. 24/00709/REM - Ashfield Farm, Kirkby Road, Desford

Reserved matters application (relating to appearance, landscaping, layout and scale for the erection of 120 dwellings and associated works) attached to planning permission 22/01227/OUT (APP/K2420/W/23/3320601) including discharge of condition 5 (ecological constraints and opportunities), 6 (biodiversity details), 9 (surface water scheme) and 11 (site/ground investigation).

The agent spoke on this application.

Members expressed concern about the layout of the site and proximity to existing properties and the lack of registered provider engaged on the development. It was moved by Councillor Webber-Jones and seconded by Councillor Bools that the item be deferred for further discussion on the aforementioned matters. Upon being put to the vote, the motion was CARRIED and it was

RESOLVED – the application be deferred.

119. 25/00476/FUL - Adjacent Thompstone Cottage, Main Road, Sheepy Magna

Application for demolition of the existing commercial workshop, removal of existing containers and erection of a replacement commercial workshop.

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

It was moved by Councillor Bray and seconded by Councillor Cook that permission be granted subject to the conditions outlined in the officer's report and late items, and subject to officers reviewing the proposed materials and their impact on the character and appearance of the area. Upon being put to the vote, the motion was CARRIED and it was

RESOLVED –

- (i) Planning permission be granted subject to:
 - a. The conditions outlined in the officer's report and late items;
 - b. Officers reviewing the proposed materials and their impact on the character and appearance of the area;
- (ii) The Head of Planning be granted powers to determine the final detail of planning conditions.

The meeting adjourned at 7.40pm and reconvened at 7.45pm.

120. 25/00362/FUL - 3 Everard Way, Stanton Under Bardon, Markfield

Application for change of use from existing residential dwelling to residential care home (class C2) for up to three people and conversion of existing garage to office space.

A ward councillor spoke on this application.

It was moved by Councillor Bray, 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 planning conditions.

121. 24/00769/FUL - Kyngs Golf and Country Club, Station Road, Market Bosworth

Application for change of use of land and siting of nine single storey holiday lodges with vehicle parking and associated works (revised scheme 23/00508/FUL).

The applicant spoke on this item.

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

RESOLVED –

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

122. 24/01079/OUT - Land north of Station Road, Market Bosworth

Outline application for up to 126 dwellings (all matters reserved except access).

Two objectors, the agent, and a representative of the parish council spoke on this application.

Notwithstanding the officer's recommendation that permission be granted, members expressed concern about the visual impact due to lack of landscaping, the proposed development being contrary to the Market Bosworth Neighbourhood Development Plan, the proximity to the Battlefield Line, drainage, highway safety. It was moved by Councillor Bray and seconded by Councillor

Cook that permission be refused, with the wording of the reasons for refusal delegated to the Planning Manager in consultation with the chair of the Planning Committee and the mover and seconder of the motion. Upon being put to the vote, the motion was CARRIED and it was

RESOLVED –

- (i) Planning permission be refused;
- (ii) Wording of the reasons for refusal be delegated to the Planning Manager in consultation with the chair of the Planning Committee and Councillors Bray and Cook as mover and seconder of the motion.

123. **Appeals progress**

Members were updated on progress in relation to appeals. Officers were thanked for their work.

(The Meeting closed at 9.16 pm)

CHAIR