

HINCKLEY AND BOSWORTH BOROUGH COUNCIL

PLANNING COMMITTEE

7 OCTOBER 2025 AT 6.30 PM

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

Also in attendance: Councillor CW Boothby, Councillor WJ Crooks and Councillor
LJP O'Shea JP

Officers in attendance: Chris Brown, Tim Hartley, Matt Jedruch, Rebecca Owen,
Madeline Shellard and Edward Stacey

197. Apologies and substitutions

Apologies for absence were submitted on behalf of Councillor Bray, C Gibbens
and Green, with the following substitutions authorised in accordance with council
procedure rule 10:

Councillor Bools for Councillor Bray
Councillor Glenville for Councillor Green
Councillor Williams for Councillor Gibbens.

198. Minutes

It was moved by Councillor Webber-Jones, seconded by Councillor Flemming
and

RESOLVED – the minutes of the meeting held on 9 September be
confirmed as a correct record.

199. Declarations of interest

Councillor Webber-Jones declared a registrable interest in application
25/00523/FUL due to a link with his employment, and also that he had received
hospitality from the applicant when he was Mayor of the Borough. He stated he
would leave the meeting during consideration of the item.

Councillors Bools and Crooks declared they were members of Newbold Verdon
Parish Council and of its Neighbourhood Plan Group but had not been involved in
discussions in relation to application 24/01158/OUT and as such did not have an
interest which would preclude them from taking part in the decision.

200. Decisions delegated at previous meeting

The Assistant Director (Planning and Regeneration) updated members on decisions delegated at the previous meeting.

201. 22/00839/FUL - Trinity Marina, Coventry Road, Hinckley

Application for three apartment blocks comprising 76 one and two bedroom apartments with associated parking and landscaping.

An objector spoke on this application.

Notwithstanding the officer's recommendation that permission be granted, members expressed concern about the lack of safe pedestrian access, the need to retain the security system for existing residents, insufficient parking spaces, additional traffic movements exacerbating congestion on an already busy access road, and the marina facilities agreed as part of a previous application. It was moved by Councillor Lynch and seconded by Councillor Gibbens that the application be deferred for further detail on these matters. Upon being put to the vote, the motion was CARRIED and it was

RESOLVED – the application be deferred.

Having declared an interest in the following item, Councillor Webber-Jones left the meeting at 7.06pm.

202. 25/00523/FUL - Wiggs Farm, Wood Road, Nailstone

Application for the erection of a B8 distribution hub with ancillary offices, quality control office and canopy, maintenance units, gatehouse, associated infrastructure and landscaping.

An objector, the applicant, ward councillors and a representative of the parish council spoke on this application.

It was moved by Councillor Bools and seconded by Councillor Flemming that permission be granted with a note to applicant requesting that a liaison committee be set up and an amended condition to require signage at the bottom of Station Road to prevent heavy vehicles accessing the site via Bagworth village. Upon being put to the vote, the motion was CARRIED and it was

RESOLVED –

- (i) Permission be granted subject to:
 - a. The completion of a Section 106 agreement to secure the following obligations:
 - £636,996 towards improvements to the highway network in Coalville;
 - Travel packs for new employees (£52.85 per pack if supplied by Leicestershire County Council);
 - £6,000 travel plan monitoring;

- Six-month bus passes, one per employee (£605 per pass if supplied by Leicestershire Council Council);
 - National Forest contribution of £138,250.
- b. The conditions outlined in the officer's report and late items with an amendment to require signage at the bottom of Station Road;
 - c. A note to applicant to request they set up a liaison committee with residents;
 - d. The Assistant Director Planning and Regeneration being satisfied that the ecology matters, specifically relating to biodiversity net gain and skylark mitigation, are satisfactorily resolved with Leicestershire County Council Ecology.
- (ii) The Assistant Director Planning and Regeneration be granted authority to determine the final detail of planning conditions and obligations.

Councillor Webber-Jones returned to the meeting at 7.51pm.

203. 24/01158/OUT - Land off Brascote Lane, Newbold Verdon

Outline application of up to 135 dwellings with associated landscaping, open space, drainage infrastructure and associated works (all matters reserved except for access).

An objector and the agent spoke on this application.

Whilst in support of the proposal, it was requested that the reserved matters application be brought back to the Planning Committee subject to the timing in relation to any changes and restrictions imposed by planning committee reform. It was moved by Councillor Gibbens, seconded by Councillor Lynch and

RESOLVED –

- (i) Permission be granted subject to:
 - a. A signed Section 106 agreement;
 - b. The conditions outlined in the officer's report and late items.
- (ii) The Assistant Director Planning and Regeneration be granted authority to determine the final detail of planning conditions and obligations;
- (iii) The reserved matters application be brought to the Planning Committee subject to timing and requirements of regulations.

204. **24/00709/REM - Ashfield Farm, Kirkby Road, Desford**

Application for approval of reserved matters (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 conditions 5 (ecological constraints and opportunities), 6 (biodiversity details), 9 (surface water scheme) and 11 (site / ground investigation) of planning permission 22/01227/OUT.

It was moved by Councillor Lynch, seconded by Councillor Gibbens and

RESOLVED –

- (i) The application be approved subject to the conditions contained in the officer's report;
- (ii) The Assistant Director Planning and Regeneration be granted authority to determine the final detail of planning conditions.

205. **Appeals progress**

Members were updated on progress in relation to appeals.

(The Meeting closed at 8.38 pm)

CHAIR