

HINCKLEY AND BOSWORTH BOROUGH COUNCIL

PLANNING COMMITTEE

9 DECEMBER 2014 AT 6.30 PM

PRESENT: Mr R Mayne - Chairman
Mr JS Moore – Vice-Chairman
Mr RG Allen, Mr CW Boothby, Mr DS Cope, Mrs L Hodgkins, Mr DW Inman (for Mrs WA Hall), Mr KWP Lynch, Mr K Morrell, Mr K Nichols (for Mr JG Bannister), Mr LJP O'Shea, Mrs H Smith, Mr BE Sutton, Miss DM Taylor, Mr R Ward and Ms BM Witherford

In accordance with Council Procedure Rule 4.4 Councillor Mr PR Batty was also in attendance.

Officers in attendance: Simon Atha, Rebecca Owen, Rob Parkinson, Pete Reid, Michael Rice, Nic Thomas and Andrew Thompson

269 APOLOGIES AND SUBSTITUTIONS

Apologies were submitted by Councillors Bannister, Hall and Hulbert, with the following substitutions authorised in accordance with Council Procedure Rules 4.2 and 4.3:

Councillor Inman for Councillor Hall
Councillor Nichols for Councillor Bannister.

270 MINUTES

On the motion of Councillor Allen, seconded by Councillor Ward, it was

RESOLVED – the minutes of the meeting held on 11 November were confirmed and signed by the Chairman.

271 DECLARATIONS OF INTEREST

Councillors Lynch, Mayne, Moore and Witherford declared a personal interest in application 14/00600/FUL as the applicant was known to them.

Councillor Morrell declared a disclosable pecuniary interest in application 14/00857/FUL and stated he would leave the meeting during consideration of the item.

272 DECISIONS DELEGATED AT PREVIOUS MEETING

It was reported that all decisions delegated at the previous meeting had been issued with the exception of 14/00705/OUT which was awaiting the S106 agreement.

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

The Chief Planning and Development Officer presented a schedule of applications along with late items.

- (a) 14/00295/FUL – Proposed livestock building with associated landscaping, land east of Heath Road, Bagworth – Mr Darren Price

It was reported that this application had been withdrawn from the agenda.

- (b) 12/01133/FUL – Regularisation of groundworks carried out at Mallory Park Circuit including extension to run-off area, hardcore track, earthbank pond and re-profiling of bank, Mallory Park Circuit, Church Road, Kirkby Mallory – Mallory Park Circuit

On the motion of Councillor Allen, seconded by Councillor Lynch, it was

RESOLVED – permission be granted subject to the conditions contained in the officer's report

- (c) 13/00031/FUL – Regularisation of groundworks carried out at Mallory Park Circuit, including earth-bank and re-profiling of bank, Mallory Park Circuit, Church Road, Kirkby Mallory

On the motion of Councillor Allen, seconded by Councillor Lynch, it was

RESOLVED – permission be granted subject to the conditions contained in the officer's report.

- (d) 14/00480/FUL – Erection of class A1 retail development with associated access, servicing, car parking and landscaping, 3-5 Hawley Road, Hinckley – Westmoreland Investments Ltd

It was reported that the applicant had submitted an appeal against non-determination of the application.

It was moved by Councillor Witherford, seconded by Councillor O'Shea and

RESOLVED – The Chief Planning and Development Officer in consultation with the Chairman and Vice-Chairman of the Committee be authorised to agree the amount of developer contributions payable in respect of the development and the Secretary of State be advised that the Local Planning Authority is minded to grant planning permission subject to conditions and a S106 agreement to secure highway, public transport and public realm improvements.

- (e) 14/01066/FUL – Erection of class A1 retail development with associated access, servicing, car parking and landscaping, 3-5 Hawley Road, Hinckley – Westmoreland Investments Ltd (duplicate application)

On the motion of Councillor Witherford, seconded by Councillor O'Shea, it was

RESOLVED – planning permission be granted subject to the conditions contained in the officer's report and completion of a S106 agreement towards highway, public transport and public realm improvements. Details of the developer contributions payable in respect of the development to be delegated to the Chief Planning and Development Officer in consultation with the Chairman and Vice-Chairman of the Committee.

- (f) 14/00654/FUL – Erection of 5.3MW solar farm and associated infrastructure, land adjacent Charnwood Poultry Farm, Desford Road, Desford – Mr Andrew Allen

It was moved by Councillor Sutton, seconded by Councillor Boothby and

RESOLVED – permission be granted subject to the conditions contained in the officer's report.

- (g) 14/00600/FUL – Demolition of existing public house and erection of 8 dwellings with associated access, The Boot and Shoe, 27A Moore Road, Barwell – Elmleigh Properties Limited

It was reported that, since the report had been prepared, Government guidance had been issued which removed the ability of the local planning authority to request public space contributions for developments of ten houses or less, so such a contribution could not be requested in conjunction with this application.

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

RESOLVED – permission be granted subject to the conditions contained in the officer's report.

Having declared a disclosable pecuniary interest in the following item, Councillor Morrell left the meeting at 7.25pm.

- (h) 14/00857/FUL – Erection of a dwelling (revised proposal), 26 Main Road, Sheepy Magna – Mr Tony Clarke

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

RESOLVED – permission be granted subject to the conditions contained in the officer's report.

Councillor Morrell returned to the meeting at 7.45pm.

- (i) 14/00355/FUL – Change of use of land, formation of a new vehicular access, footpath bridges and internal access roads, erection of 12 timber holiday lodges and construction of lakes, land to the west of Barton Road, Market Bosworth – Carlton House Farm

It was moved by Councillor Hodgkins, seconded by Councillor Witherford and

RESOLVED – permission be granted subject to the conditions contained in the officer's report.

- (j) 14/00899/FUL – Erection of one new dwelling, Anfield, Field Way, Earl Shilton – HSSP Architects Limited

Notwithstanding the officer's recommendation that the application be refused, members felt that the use of the access would not be greatly intensified as a result of this development and that the highway impacts would be outweighed by the need for a bungalow in this location. Members also considered that the property would not be out of keeping with the character of the area and that residential amenity would not be compromised. It was moved by Councillor Allen and seconded by Councillor Sutton that the application be approved. Upon being put to the vote, the motion was CARRIED. It was therefore

RESOLVED – the application be approved.

Councillor Taylor left the meeting at 8.28pm.

- (j) 14/00816/FUL – Erection of 61 dwellings with associated parking and garaging including the provision of public open space, infrastructure and extended balancing lagoon, land west of Cambridge Drive, Desford – Bellway Homes East Midlands Limited

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

RESOLVED - permission be granted subject to the conditions contained in the officer's report and S106 obligations relating to play and open space, education, travel packs, public transport, health and policing.

- (k) 14/00816/FUL – Erection of one new dwelling, Holy Bones, 10 Church Street, Market Bosworth – Mr Mark Seeman

It was moved by Councillor O'Shea, seconded by Councillor Allen and

RESOLVED – permission be granted subject to the conditions contained in the officer's report and late items.

- (l) 14/00937/FUL – extensions and alterations to premises, 21 Shaw Lane, Markfield – Mr R Wynne

It was moved by Councillor Allen, seconded by Councillor Witherford and

RESOLVED – permission be granted subject to the conditions contained in the officer's report and late items.

- (m) 14/01024/FUL – erection of an aviary enclosure and associated visitor lobby (retrospective), Twycross Zoological Park, Burton Road, Norton Juxta Twycross – Twycross Zoo

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

RESOLVED – permission be granted subject to the conditions contained in the officer's report.

274 APPEALS DECISIONS

Councillor Morrell thanked officers for their hard work on the appeal for 1 Burton Lane.

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

RESOLVED – the report be noted.

275 APPEALS PROGRESS

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

RESOLVED – the report be noted.

276 DELEGATED DECISIONS ISSUED

It was moved by Councillor Boothby, seconded by Councillor Allen and

RESOLVED – the report be noted.

(The Meeting closed at 8.55 pm)

CHAIRMAN