

HINCKLEY AND BOSWORTH BOROUGH COUNCIL

PLANNING COMMITTEE

3 MARCH 2015 AT 6.30 PM

PRESENT: Mr R Mayne - Chairman
Mr JS Moore – Vice-Chairman
Mr RG Allen, Mr CW Boothby, Mr DS Cope, Mrs WA Hall, Mrs L Hodgkins,
Mr MS Hulbert, Mr KWP Lynch, Mr K Morrell, 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 Councillors Mrs T Chastney, Mr WJ Crooks and Mr DM Gould were also in attendance.

Officers in attendance: Cathy Horton, Eleanor Overton, Rebecca Owen, Michael Rice and Nic Thomas

406 APOLOGIES AND SUBSTITUTIONS

Apologies for absence were submitted on behalf of Councillor Bannister.

407 MINUTES

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

RESOLVED – the minutes of the meeting held on 3 February 2015 be confirmed and signed by the Chairman.

408 DECLARATIONS OF INTEREST

Councillors Allen, Boothby, Morrell, O'Shea, Smith and Ward declared a disclosable, non-pecuniary interest in application 14/00435/OUT.

409 DECISIONS DELEGATED AT PREVIOUS MEETING

It was reported that all decisions delegated at the previous meeting had been issued.

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

The Committee was presented with a schedule of planning applications and late items.

- (a) 14/00435/OUT – Erection of up to 450 dwellings, 900m² of B1 uses, 400m² of A1 to A4 uses, 1300m² of D1 uses (outline – access only), land at Cunnery Close, West of Bosworth Road, east of A447 Ashby Road, Osbaston – Jupiter Strategic Land

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

RESOLVED – the application be refused for the reasons contained in the officer's report.

- (b) 12/00295/OUT – Barwell Sustainable Urban Extension (SUE), land west of Barwell, Ashby Road, Barwell

The authority's independent viability and legal advisors were present to provide advice to the committee and one of the ward members who was not a member of the committee attended to speak in support of the revised S106 package.

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

RESOLVED –

- (i) The Chief Planning and Development Officer be granted delegated powers to finalise all matters associated with the completion of the S106 agreement and the range, scope and drafting of all planning conditions and to issue outline planning permission;
 - (ii) The issuing of outline planning permission be subject to the execution of an agreement under Section 106 of the Town and Country Planning Act 1990 and Section 111 of the Local Government Act 1972 towards the provision of all planning obligations resolved to be approved in the report to Planning Committee dated 23 April 2013 (paragraph 47.1) relating to planning application ref 12/00295/OUT for Barwell Sustainable Urban Extension, subject to the following amendments:
 - 1. With regard to the Police contribution, this figure be revised to £810,589 (to replace the £97,000 contribution agreed on 23 April 2013);
 - 2. With regard to the off-site affordable housing contribution, this figure be revised to a phased payment of £5,000,000 with a further phased payment of up to £5,000,000 (to replace the £12,000,000 contribution agreed on 23 April 2013) payable by way of a share of sales overage on sales revenues. The overage payment to be conditional on the sales revenues exceeding an average of £195 per square foot (index linked to BCIS, the RICS' construction cost index).
- (c) 14/00674/FUL – Erection of 64 dwellings and associated works including 2 balancing ponds, formal play area space and public open space (revised proposal), Land at Station Road, Market Bosworth – Charles Church North Midlands

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

RESOLVED – the application be refused for the reasons contained in the officer's report and late items.

- (d) 14/01109/OUT – Demolition of existing buildings and erection of up to 11 dwellings (outline – access only), Yew Tree Farm, Main Street, Barton in the Beans – Trustees of EJ Madders

On the motion of Councillor Taylor, seconded by Councillor Morrell, it was

RESOLVED – the application be refused for the reasons contained in the officer's report.

- (e) 14/01199/OUT – Erection of dwelling (outline – access only), land rear of Woodbeech Kennels, 9 Woodgate Road, Burbage – Mr Trevor Allcoat

At this juncture, Councillor Lynch stated he knew the applicant and therefore declared a non-pecuniary interest in the item.

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

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

- (f) 14/00780/FUL – Conversion of existing outbuilding to form one new dwelling, Odstone Hill House, Newton Lane, Odstone – Mr R & A Dhir

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

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

- (g) 14/00827/LBC – Conversion of existing outbuilding to form one new dwelling, Odstone Hill House, Newton Lane, Odstone – Mr R & A Dhir

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

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

- (h) 15/00027/HOU – Proposed rear extensions and alterations to raise the roof to provide living accommodation at the first floor (revised proposal), 15 Spinney Road, Burbage – Mrs C Southall

Whilst the officer's recommendation was one of approval subject to conditions, members raised concerns about the impact of the proposed extension on occupiers of neighbouring properties and the street scene. It was moved by Councillor Moore that the application be refused due to its scale and design being out of keeping with the character of the street scene and due to insufficient distances between the extension and existing dwellings to the rear, meaning that the extension would adversely impact upon the amenity of occupiers of these dwellings. The motion was seconded by Councillor Taylor and on being put to the vote was CARRIED and therefore

RESOLVED – the application be refused on grounds of the impact on neighbouring properties due to its scale and proximity and being out of keeping with the street scene.

- (i) 14/01220/FUL – Extension of existing livestock building, Wood Farm, Stanton Lane, Ellistown – Mrs J Baines

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

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

- (j) 14/01248/FUL – Demolition of existing bungalow and erection of new dwelling, Aston Oaks, Sapcote Road, Burbage – Mr David Lock

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

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

- (k) 14/01104/FUL – Erection of agricultural building, land at Leicester Lane, Desford – Mr Adam Preston

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

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

411 APPEAL DECISIONS

Members were informed of the outcome of two appeal decisions. It was moved by Councillor Boothby, seconded by Councillor Allen and

RESOLVED – the report be noted.

412 APPEALS PROGRESS

Members were updated on the progress of various appeals. On the motion of Councillor Allen, seconded by Councillor Boothby, it was

RESOLVED – the report be noted.

413 DELEGATED DECISIONS ISSUED

The Committee was presented with a list of delegated decisions taken since the last meeting. It was moved by Councillor Boothby, seconded by Councillor Taylor and

RESOLVED – the report be noted.

(The Meeting closed at 8.33 pm)

CHAIRMAN