

# HINCKLEY AND BOSWORTH BOROUGH COUNCIL

## PLANNING COMMITTEE

9 APRIL 2024 AT 6.30 PM

PRESENT: Cllr MJ Crooks - Chair  
Cllr CM Allen, Cllr RG Allen, Cllr SL Bray, Cllr MA Cook, Cllr REH Flemming,  
Cllr C Gibbens, Cllr E Hollick, Cllr KWP Lynch, Cllr LJ Mullaney, Cllr H Smith,  
Cllr BE Sutton (for Cllr CW Boothby), Cllr R Webber-Jones (for Cllr J Moore),  
Cllr A Weightman and Cllr P Williams (for Cllr BR Walker)

Also in attendance: Councillor WJ Crooks, Councillor C Harris and Councillor C Lambert

Officers in attendance: Emma Baumber, Chris Brown, Sophia Nartey, Rebecca Owen and Rebecca Valentine-Wilkinson

### 323. **Apologies and substitutions**

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

Councillor Sutton for Councillor Boothby  
Councillor Webber-Jones for Councillor Moore  
Councillor Williams for Councillor Walker.

In the absence of the vice-chair, it was agreed that Councillor Bray sit alongside the chair to fulfil the role of vice-chair.

### 324. **Minutes**

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

RESOLVED – the minutes of the meeting held on 12 March be confirmed as a correct record.

### 325. **Declarations of interest**

Councillors Flemming and Lynch stated they were members of Burbage Parish Council's Planning Committee and had been present during discussion on application 23/01204/REM but had not voted on the matter.

Councillors Bray and Williams stated they had been involved in discussions on application 23/01204/REM but came to the meeting with an open mind.

Councillor Smith stated she had been present at a meeting of Barwell Parish Council where application 24/00068/FUL was discussed but had not taken part in discussion or voting thereon.

Councillor Cook declared that she had received representations in relation to application 24/00019/FUL but stated she came to the meeting with an open mind.

**326. Decisions delegated at previous meeting**

It was reported that all decisions had been issued with the exception of application 23/01112/FUL which had been deferred.

**327. 23/01000/FUL - 16 Altar Stones Lane, Markfield**

Application for demolition of existing buildings and erection of two buildings and associated parking areas, landscaping, access, solar panels, EV charging stations and other works for the purposes of car sales.

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

It was moved by Councillor Webber-Jones and seconded by Councillor Gibbens that permission be granted.

It was subsequently moved by Councillor R Allen and seconded by Councillor C Allen that permission be refused.

It being the first valid motion, the motion of Councillor Webber-Jones seconded by Councillor Gibbens was put to the vote, CARRIED and

RESOLVED –

- (i) Permission be granted subject to:
  - a. The completion within three months of this resolution of a S106 agreement to secure the following obligations:
    - A contribution to National Forest planting to secure the 20% forest planting gains required by planning policy of £9,800
    - A contribution to the Coalville Transport strategy to be subject to further discussion and the decision delegated to the Head of Planning;
  - b. The conditions contained in the officer's report;
- (ii) The Head of Planning be granted powers to determine the final detail of planning conditions;
- (iii) The Head of Planning be granted powers to determine the terms of the S106 agreement including trigger points and clawback periods.

Councillors Harris and Lambert left the meeting at 7.06pm.

328. **24/00061/FUL - Kase Hotel, 41A Regent Street, Hinckley**

Application for change of use of hotel (class C1) to homeless hostel and walk in centre (sui generis).

An objector spoke on this application.

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

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

329. **24/00019/FUL - Kyngs Golf and Country Club, Station Road, Market Bosworth**

Application for erection of a 50 room golf and leisure accommodation facility with associated works (part revised scheme to that approved under 19/01437/FUL).

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

It was moved by Councillor Webber-Jones and seconded by Councillor Gibbens that permission be granted and the Head of Planning be asked to ensure conditions relating to EV charging points and solar panels were included.

Councillor R Allen proposed the application be deferred. In the absence of a seconder, the motion was not put.

Councillor Bray suggested that authority be delegated to the Head of Planning to negotiate additional parking, which was agreed by the mover and seconder of the motion.

Upon being put to the vote, the motion of Councillor Webber-Jones, seconded by Councillor Gibbens, was CARRIED and it was

RESOLVED –

- (i) Permission be granted subject to the conditions contained in the officer’s report and additional standard conditions in relation to EV charging and solar panels;
- (ii) Authority be granted to the Head of Planning to discuss with the applicant provision of additional car parking.

At this juncture, the meeting adjourned at 8.03pm and reconvened at 8.08pm.

330. **23/01204/REM - Land south of Sketchley Grange Hotel, Sketchley Lane, Burbage**

Application for approval of reserved matters (relating to layout, scale, appearance and landscaping) of appeal decision APP/K2420/W/22/3301735 (outline planning

application 21/01131/OUT) for the provision of 127 dwellings, a substation, public open space, an attenuation pond and associated works.

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

RESOLVED –

- (i) Permission be granted subject to:
  - a. The conditions contained in the officer's report and late items;
  - b. Final approval from the local highways authority with regard to internal layout;
- (ii) The Head of Planning be granted authority to determine the final detail of planning conditions and internal road layout;
- (iii) The Head of Planning be granted authority to determine the final detail of obligations including public open space provision and further ecological information.

**331. 23/01150/CONDIT - Land west of Main Street, Norton Juxta Twycross**

Variation of condition 2 (plans and elevation) of planning application 22/00503/FUL. Amendment to external openings, addition of dormer and windows and other alterations to the dwellings.

It was moved by Councillor Crooks, seconded by Councillor Cook 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 details of the conditions.

**332. 24/00068/FUL - 9 Stafford Street, Barwell**

Application for 2.5 storey apartment blocks containing 14 apartments with associated parking and landscaping.

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

RESOLVED –

- (i) Permission be granted subject to:
  - a. The conditions outlined in the officer's report;
  - b. A S106 agreement to secure:

- Health contribution – Barwell and Hollycroft medical centres: £6,720.00
- Waste – Barwell HWRC: £693.42
- Libraries – Earl Shilton Library: £347.27
- Off-site equipped children’s play space: £9,169.27
- Off-site equipped children’s play space maintenance contribution: £4,425.12
- Off-site casual / informal play spaces: £1,044.29
- Off-site casual / informal play spaces maintenance contribution: £1,270.08
- Off-site outdoor sports contribution: £4,865.28
- Off-site outdoor sports maintenance contribution: £2,311.68
- Off-site accessibility natural green space contribution: £2,290.40
- Off-site accessibility natural green space maintenance contribution: £3,976.00
- All open space contributions to be for improved facilities at Kirkby Road recreation ground
- Public realm improvements for Barwell: £5,628
- Skills development during construction of the development
- S106 legal and monitoring fees.

- (ii) The Head of Planning be granted authority to determine the final detail of the conditions.

(The Meeting closed at 8.36 pm)

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CHAIR