

MINUTES OF REMOTE MEETING OF THE PLANNING COMMITTEE

HELD ON MONDAY 14TH SEPTEMBER 2020 AT 6.30PM

This meeting was held using video and web conferencing software as permitted under the Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) (Amendment) Regulations 2020.

Present: Cllr Mrs M Lynch (in the chair)
Cllrs Mr S Attenborough, Mr R Flemming, Mrs L Hoelmer, Mr K Lynch, Mr N Robinson, Mrs M Sherwin (arrived late), Mr B Walker, Mr H Wilkins, Mr P Williams

In attendance: J Perry (Deputy Principal Officer)
H Thomasson (Principal Officer)

2 members of the public

These minutes are subject to approval at the next planning committee meeting

76. APOLOGIES FOR ABSENCE

Apologies for late arrival had been received from Cllr Mrs Sherwin. Proposed by Cllr Mr Wilkins, seconded by Cllr Mr Williams, it was

RESOLVED – that all apologies be accepted.

77. MEMBERS' DECLARATIONS OF INTEREST

Cllrs Mr Flemming, Mr Lynch and Mr Walker, as members of Hinckley & Bosworth Borough Council Planning Committee, declared that they would not vote on HBBC items on this agenda, reserving their right to vote later in the local planning process.

78. MINUTES OF MEETING HELD MONDAY 24TH AUGUST 2020

The minutes of the meeting held Monday 24th August had been circulated and were considered. Proposed by Cllr Mr Flemming, seconded by Cllr Mr Attenborough, it was

RESOLVED – that the minutes of the meeting held Monday 14th August 2020 be approved and signed by the chairman.

79. MATTERS ARISING

- a) Planning for the future – The White Paper
Cllr Mr Flemming appraised members of the progress that the Neighbourhood Plan Working Party (NPWP) had made on the comment response deadline of 17th September on the first NALC consultation document. The technical complexity of the questions had meant that progress had been slow and as HBBC were also completing the same consultation, a request had been made for sight of their responses to help guide members further. The NPWP would continue to endeavour to meet the deadline date.

Cllr Mrs Sherwin entered the meeting at this point.

b) 20/00803/TPO – 321 Rugby Road

The borough tree officer's report had been circulated and was noted.

80. PUBLIC QUESTIONS & COMMENTS

Two members of the public were present, both made representation on 20/00286/OUT – Michaelmas Cottage, 138 Sapcote Road.

81. APPLICATIONS HAVING RECEIVED CONSENT

- | | |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 20/00610/HOU | 1 Herald Way – Porch extension and hard standing |
| 20/00731/HOU | 6 Marlborough Close – First floor extension above existing garage, enlargement of existing front dormer and front porch |
| 20/00693/HOU | The Cottage, Bullfurlong Lane – Alterations and extensions including single storey front and side extension, single storey rear extension and front porch and new detached double garage (amendment to 19/01330/HOU) comprising lowering the brick work around the house from 2.1m to 900mm high and added brick soldier header above windows |

82. APPEALS HAVING BEEN LODGED

- | | |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| 19/01404/OUT | Land South of Bonita, Bullfurlong Lane – Residential development of 5 dwellings with vehicular access (outline – access, layout and scale only) |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------|

83. SCOPING OPINIONS HAVING BEEN ISSUED

- | | |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 20/00618/SCOPE | Land East of Hinckley Island Hotel – Environmental Impact Assessment – Scoping opinion for the likely effects of proposed amendments to the development of land for an employment park comprising Use Class B1c, B2 and B8 floorspace, including ancillary office floorspace, new vehicular access from the A5, internal spine road, car parking, pedestrian and cycle routes, drainage infrastructure, lighting and soft and hard landscaping |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Members noted the scoping opinion issued by HBBC. The chairman confirmed that IM Properties were now in a position to brief members with an overview of the amended plans relating to their supplementary planning application. Wednesday 14th October at 6.30pm was suggested as a suitable date for a Zoom briefing, the Deputy Principal Officer was to arrange invitation.

84. REVIEW OF APPLICATIONS RECEIVED

- | | |
|------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 20/00286/OUT | Michealmas Cottage, 138 Sapcote Road – Residential development of 5 houses and detached garages (Outline – with access and layout to be considered)
Members considered the comments made by the members of the public and the written representation which had been circulated. After much |
|------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

discussion members resolved to object to the revised scheme for 5 dwellings and felt that their previous objection still stood:

“Members felt that it would be an overdevelopment of the garden site and raised concerns over access both within the site and access and egress of the site onto the busy Sapcote Road. Much discussion and concern was also raised with regard to the frequent flooding of the houses at that particular point on Sapcote Road. It was felt that until improvements in storm drainage for the area are improved, further development would only exacerbate the problem. Members noted the lack of an attenuation scheme for the development and raised concerns with regard to the protection of the Soar Brook, which runs along the rear boundary of the site, being utilised as part of a drainage scheme. It was also felt that the refuse bin storage area was inappropriate and inadequate for the number of properties being proposed. The point was also raised that the Burbage Neighbourhood Plan has identified that the requirement for more 4/5 bed homes has already been filled and more 2/3 bed homes and bungalows are required.”

Furthermore, it was felt that the intrusion into the green space would have a detrimental impact on the ecology of the site and surrounding area, with particular reference to the report submitted by the county ecologist. Cllr Mr Flemming was to call the application in at the borough.

Agree 7	Disagree 0	Abstain 3
---------	------------	-----------

The members of the public left the meeting at this point.

[20/00782/HOU](#)

10 Merrifield Gardens – Single storey rear extension

No objections

Agree 7	Disagree 0	Abstain 3
---------	------------	-----------

[20/00839/HOU](#)

7 Denis Road – Single storey rear extension and front porch

No objections

Agree 7	Disagree 0	Abstain 3
---------	------------	-----------

[20/00583/HOU](#)

159 Sketchley Road – Detached double garage at the rear of the house (re-consultation)

No objections

Agree 5	Disagree 2	Abstain 3
---------	------------	-----------

[20/00838/HOU](#)

17 Lucas Road – Two storey side extension, single storey rear extension, porch to front

No objections

Agree 7	Disagree 0	Abstain 3
---------	------------	-----------

[20/00810/HOU](#)

8 Jubilee Square – Single storey and front extensions

No objections

Agree 7	Disagree 0	Abstain 3
---------	------------	-----------

[20/00777/CONDIT](#)

103 Coventry Road – Variation of condition 2 of planning permission 19/00383/FUL to amend garages serving plots 3 and 4 to incorporate a dormer window and roof lights

No objections

Agree 7	Disagree 0	Abstain 3
---------	------------	-----------

[20/00793/TPO](#)

4 Manor Way – Reduce crown of Sycamore by two metres (approx.)

Members resolved to object to the application in the absence of the tree officer's report and could evidence no compelling reason for the works to be carried out. Members also felt that ground level photographs alongside the application would be helpful where sight of the tree cannot be gained easily from a public viewpoint.

Agree 7	Disagree 0	Abstain 3
---------	------------	-----------

[20/00852/TPO](#)

21 Troon Way – Crown reduction to Oak (T1)

Members resolved to object to the application in the absence of the tree officer's report and could evidence no compelling reason for the works to be carried out. It was also felt that any works would be detrimental to the tree's shape and form.

Agree 7	Disagree 0	Abstain 3
---------	------------	-----------

[20/00864/HOU](#)

2 Chatsworth Close – Single storey extension to the side of semidetached house

No objections

Agree 7	Disagree 0	Abstain 3
---------	------------	-----------

85. WORKING PARTY REPORTS

(a) National Rail Freight Interchange

There had been no meeting of the working party since the last Planning Committee meeting. It was reported that Cllr Bill had confirmed at the recent Council meeting that the next stage of consultation had been postponed until 2021.

(b) Neighbourhood Plan

There had been a meeting of the working party on 13th August and 3rd September. Minutes had been circulated, proposed by Cllr Mrs Sherwin, seconded by Cllr Mrs Hoelmer, it was

RESOLVED – that the minutes of the meetings held 13th August and 3rd September be accepted.

86. NEXT MEETING DATE

Monday 28th September 2020, 6.30pm – by video conference call

There being no further business, the meeting closed at 8.37pm.