

MINUTES OF REMOTE MEETING OF THE PLANNING COMMITTEE

HELD ON MONDAY 23RD NOVEMBER 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, Mrs L Hoelmer, Mr R Flemming, Mr K Lynch, Mr N Robinson, Mrs M Sherwin, Mr B Walker, Mr H Wilkins

In attendance: J Perry (Deputy Principal Officer)
H Thomasson (Principal Officer)
Cllr Mr D Bill

3 members of public

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

134. APOLOGIES FOR ABSENCE

Apologies had been received from Cllr Mr Williams. Proposed by Cllr Mr Flemming, seconded by Cllr Mr Lynch, it was

RESOLVED – that the apology be accepted.

135. 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.

136. MINUTES OF MEETING HELD MONDAY 9TH NOVEMBER 2020

The minutes of the meeting held Monday 9th November had been circulated and were considered. Proposed by Cllr Mrs Sherwin, seconded by Cllr Mr Wilkins, it was

RESOLVED – that the minutes of the meeting held Monday 9th November 2020 be approved and signed by the chairman.

137. MATTERS ARISING

There were no matters arising.

138. PUBLIC QUESTIONS & COMMENTS

One member of the public made representation on application 20/01111/REM – Land rear of 125-131 Lutterworth Road.

139. APPLICATIONS HAVING RECEIVED CONSENT

20/00864/HOU	2 Chatsworth Close – Single storey side extension
20/00951/HOU	187 Sketchley Road – Single storey rear extension
20/00907/HOU	1 The Paddock – Proposed BBQ Area, boundary wall, landscaping and gates
20/00828/FUL	Unit 4H Hinckley Business Centre, Burbage Road – Change of use from B1 (offices) to D1 (sport therapy service)
20/00999/HOU	9 Sapcote Road – Single storey detached outbuilding to the rear to form an Annex (resubmission of 20/00630/HOU)
20/00980/OUT	20 Coventry Road – Erection of one dwelling (outline – access and layout only) (resubmission of 19/00833/OUT)
20/00842/HOU	53 Sapcote Road – Single storey detached double garage

140. APPLICATIONS HAVING BEEN WITHDRAWN

20/00286/OUT	Michealmas Cottage, 138 Sapcote Road – Residential development of 5 dwellings and detached garages (Outline – with access and layout to be considered)
--------------	--

141. APPEALS HAVING BEEN LODGED

19/00947/OUT	Land off Sketchley Lane – Development comprising of up to 140 dwellings and extension of Sketchley Meadows Business Park for up to 30,000sq m gross external floor space for Class B2 General Industrial/Class B8 warehousing and distribution use with associated means of access from Watling Drive and Sketchely Lane, associated internal estate roads, parking, landscaping, open space and sustainable drainage (Outline – including access)
--------------	--

142. APPEALS HAVING BEEN DISMISSED

19/01438/OUT	159 Coventry Road - Residential development for one dwelling (Outline-access, layout and scale only)
--------------	--

143. REVIEW OF APPLICATIONS RECEIVED

20/01111/REM	Land rear of 125-131 Lutterworth Road – Approval of reserved matters (appearance, landscaping, layout and scale) of outline planning permission 19/01112/OUT for seven dwellings Members considered the comments made by the member of public and after lengthy discussion resolved to object to the reserved matters application. It was felt that the site would be overcrowded with the seven dwellings as proposed and noted that the number had increased from the five indicated on the outline application. Overcrowding of the site would afford no parking facilities for visitors which would result in more vehicles
------------------------------	--

parking on Lutterworth Road, a road which is already congested and has traffic issues. Additionally, it was felt that the access road and proposed gated entrance would also be hazardous and inadequate with this level of development on the site. Members noted that the pond on the site had been wholly incorporated into the garden area of Plot 1. There was concern that, without clarification of the pond's function, it could be a flood attenuation pond and should therefore remain accessible as an open space. Cllr Mr Walker was to call the application in at the Borough and request a site visit.

Agree 6	Disagree 0	Abstain 3
---------	------------	-----------

[20/01144/HOU](#)

197 Sketchley Road – Raising of ridge height of the bungalow, rear extension, convert roof space into habitable use, dormer windows to the front and rear elevations and external alterations to the dwelling
No objections

Agree 6	Disagree 0	Abstain 3
---------	------------	-----------

[20/01146/HOU](#)

19 The Stables – Extension to 2.2m high boundary wall
No objections

Agree 6	Disagree 0	Abstain 3
---------	------------	-----------

[20/01142/HOU](#)

100 Sketchley Road – Single storey rear extension
No objections

Agree 6	Disagree 0	Abstain 3
---------	------------	-----------

[20/00777/CONDIT](#)

103 Coventry Road – Variation of condition 2, 4, 6, 13 and 16 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 6	Disagree 0	Abstain 3
---------	------------	-----------

[20/01075/HOU](#)

204 Rugby Road – Porch, single storey side and rear extension and first floor rear extension
No objections

Agree 6	Disagree 0	Abstain 3
---------	------------	-----------

[20/01152/HOU](#)

25 Boyslade Road East – Single storey side and rear extension
No objections

Agree 6	Disagree 0	Abstain 3
---------	------------	-----------

[20/01106/FUL](#)

DPD Hub 5 Hinckley Park, Avery Way – Installation of 2.4MW roof mounted solar PV array
No objections

Agree 6	Disagree 0	Abstain 3
---------	------------	-----------

[20/01165/FUL](#)

14 Woodland Avenue – Single storey dwelling
Members resolved to object to the application as they considered it to be backland development which would result in a dwelling being too close to the children's play area at Woodland Avenue, giving rise to potential nuisance for the resident and the undesirability of such close proximity. The proposed access onto Pickering Place is again too close to the gates of the play area with poor visibility for access and egress making it unsafe for

pedestrians and park users. The proposed dwelling is also too large for the plot, taking over 50% and would be incongruous in the street scene on both Pickering Place and the garden aspects from the open space.

Agree 6	Disagree 0	Abstain 3
---------	------------	-----------

144. RUGBY BOROUGH COUNCIL HOUSING NEEDS SPD CONSULTATION

Members noted the circulated correspondence.

145. SCOPING CONSULTATION - TRITAX SYMMETRY ENVIRONMENTAL STATEMENT FOR HINCKLEY NATIONAL RAIL FREIGHT INTERCHANGE

Cllrs Mr Bill and Mr Flemming appraised members of the nature scoping consultation and confirmed that the National Rail Freight Interchange Working Party had already started work formulating a response document. Proposed by Cllr Mr Flemming, seconded by Cllr Mr Walker, it was

RESOLVED – that the National Rail Freight Interchange Working Party continue to work on a draft response document to be presented to Full Council on 7th December 2020 for consideration and approval, to meet the submission deadline of 10th December 2020.

146. WORKING PARTY REPORTS

(a) National Rail Freight Interchange

The working party had met on 17th November, minutes of the meeting had been circulated. Proposed by Cllr Mr Flemming, seconded by Cllr Mr Wilkins, it was

RESOLVED – that the minutes of the meeting be accepted.

Members thanked the working party for the considerable amount of work to be undertaken on the consultation response document in the short time frame required.

(b) Neighbourhood Plan

There had been no meeting of the working party since the last Planning Committee meeting.

147. NEXT MEETING DATE

Monday 14th December 2020, 7.00pm – by video conference call

There being no further business, the meeting closed at 8.07pm.