

MINUTES OF REMOTE MEETING OF THE PLANNING COMMITTEE

HELD ON MONDAY 12TH OCTOBER 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 (arrived late), Mr K Lynch, Mr N Robinson, Mrs M Sherwin, Mr B Walker, Mr H Wilkins, Mr P Williams

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

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

98. APOLOGIES FOR ABSENCE

There were no apologies for absence at this time.

99. 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.

100. MINUTES OF MEETING HELD MONDAY 28TH SEPTEMBER 2020

The minutes of the meeting held Monday 28th September had been circulated and were considered. Proposed by Cllr Mrs Sherwin, seconded by Cllr Mr Flemming, it was

RESOLVED – that the minutes of the meeting held Monday 28th September 2020 be approved and signed by the chairman.

101. MATTERS ARISING

- a) I M Properties – Hinckley Park
The Deputy Principal Officer confirmed that I M Properties would be attending a briefing presentation to members on 14th October 2020 at 6.30pm. Invitations had been circulated to all members.

102. PUBLIC QUESTIONS & COMMENTS

There were no members of the public present at this time.

103. APPLICATIONS HAVING RECEIVED CONSENT

- [20/00628/FUL](#) Land East Of Hinckley Island Hotel Watling Street - New vehicular access, second gatehouse, external fencing, bus stop and smoking shelters, and

alterations to existing vehicular access and main gatehouse, parking layout and unit elevations and associated works for Unit 2

- [20/00873/NMA](#) 65 Hinckley Road - Nonmaterial amendment to application 18/00186/FUL (APP/K2420/W/18/3209111) to amend the wording of condition 15
- [20/00750/TPO](#) Orchard House 4 Sunnyhill Gardens - Crown lift and cut back to boundary of horse chestnut (T1)
- [20/00720/HOU](#) 18 Seaton Close - First floor front extension
- [20/00645/HOU](#) 79 Coventry Road - Two storey and single storey extension at side of house
- [20/00790/HOU](#) 33 Boyslade Road - Single storey side and rear extension
- [20/00753/FUL](#) 2 Windsor Street - Proposed change of use from a guest house to 4 apartments (resubmission of 20/00078/FUL)
- [20/00583/HOU](#) 159 Sketchley Road - Detached double garage at the rear of the house

104. APPLICATIONS HAVING BEEN REFUSED

- [19/01405/OUT](#) Land North of Deepdale Farm Lutterworth Road - Residential development of up to 135 dwellings (Outline- access only)
- [20/00803/TPO](#) 321 Rugby Road - Fell T5 and T6 (Ash). Crown reduction to T1 and T4 (Ash) and Oak (T2)
- [20/00761/CLP](#) 16 Johns Close - Certificate of (Proposed) Lawful Use for a Dog Grooming Business

105. APPLICATIONS HAVING BEEN WITHDRAWN

- [20/00793/TPO](#) 4 Manor Way - Reduce crown of Sycamore by two metres (approx.)

106. REVIEW OF APPLICATIONS RECEIVED

- [20/00914/FUL](#) Consol 6 Rainbow Way – Use of unit for tanning salon (sui generis); 3no. air vents on northern elevation
No objections
- | | | |
|---------|------------|-----------|
| Agree 6 | Disagree 1 | Abstain 3 |
|---------|------------|-----------|
- [20/00897/HOU](#) 13 Dorchester Way – Single storey rear extension and front porch
No objections
- | | | |
|---------|------------|-----------|
| Agree 7 | Disagree 0 | Abstain 3 |
|---------|------------|-----------|
- [20/00638/FUL](#) Tolgate Works, Sapcote Road - Demolition of existing commercial units and erection of 26 apartments and 15 dwellings with associated external works
Members resolved to object to the application as the proposed site is designated in the Burbage Neighbourhood Plan as a key employment site where it is sought to retain existing businesses, as at point 17.9 of the plan. Members expressed a disappointment that there had been a lack of pre-

application consultation. It was felt that the access to the site for the level of residential units was dangerous in relation to the layout of the adjacent road junctions. The design of the scheme was felt to be too overpowering, with placement of the blocks of flats at the front of the site being out of character with the street scene and having a negative visual impact at the gateway to the historic centre of the village. Members also felt that the overall scheme was an overdevelopment of the site, made insufficient provision for parking and afforded very little green space and landscaping.

Agree 7	Disagree 0	Abstain 3
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[20/00865/HOU](#)

40 Salisbury Road – 1.5 metre high wall at front of house
Members resolved to object to the application as it was felt the erection of a wall would be out of keeping with the open character of the street design

Agree 7	Disagree 0	Abstain 3
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[20/00999/HOU](#)

9 Sapcote Road – Single storey detached outbuilding to the rear to form an annex (resubmission of 20/00630/HOU)
Members objected to the resubmission of what had been approved as a detached outbuilding as it was felt that the scheme is now an application for an additional detached residence and not an annexe. Members felt that they could not support what they now consider to be an application for an additional residence with no proper access and parking provision. Cllr Flemming to call the application in at the Borough.

Agree 7	Disagree 0	Abstain 3
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[20/00942/HOU](#)

8 School Close – Two storey extension at side of house
No objection

Agree 7	Disagree 0	Abstain 3
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[20/00842/HOU](#)

53 Sapcote Road – Single storey detached double garage
No objection

Agree 6	Disagree 0	Abstain 4
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[20/00980/OUT](#)

20 Coventry Road – Erection of one dwelling (outline – access and layout only) (resubmission of 19/00833/OUT)
Members objected to the resubmission of the application as they felt that their original concerns still stood and that the loss of trees that are significant to the landscape character and amenity value of the village is contrary to Policy 12 of the Burbage Neighbourhood Plan.

Agree 7	Disagree 0	Abstain 3
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107. MARRONS PLANNING – AVANT HOMES

Correspondence had been received and circulated requesting an exploratory discussion with members regarding interests held on land at Lychgate Lane. It was agreed to offer an invitation to Marrons Planning to attend a zoom meeting on Wednesday 4th November at 6.30pm to make a presentation to members. Confirmation of arrangements would be reported at the next meeting.

108. REVISED DRAFT SOUTH WEST RUGBY SPD CONSULTATION

Members noted the circulated information.

109. WORKING PARTY REPORTS

(a) National Rail Freight Interchange

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

(b) Neighbourhood Plan

There had been no meeting of the working party since the last Planning Committee meeting. It was confirmed that the next meeting was due to be held on 15th October.

110. NEXT MEETING DATE

Monday 26th October 2020, 7.00pm – by video conference call

There being no further business, the meeting closed at 8.08pm.