

MINUTES OF REMOTE MEETING OF THE PLANNING COMMITTEE

HELD ON MONDAY 28<sup>TH</sup> 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 (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***

87. APOLOGIES FOR ABSENCE

There were no apologies for absence at this time.

88. 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. Cllr Mrs Sherwin declared a personal non-pecuniary interest in 20/00843/HOU – 4 The Lychgate, Lychgate Close.

89. MINUTES OF MEETING HELD MONDAY 14<sup>TH</sup> SEPTEMBER 2020

The minutes of the meeting held Monday 14<sup>th</sup> September had been circulated and were considered. Proposed by Cllr Mr Williams, seconded by Cllr Mrs Sherwin, it was

**RESOLVED** – that the minutes of the meeting held Monday 14<sup>th</sup> September 2020 be approved and signed by the chairman.

Cllr Mrs Hoelmer arrived at the meeting at this point.

90. MATTERS ARISING

a) I M Properties – Hinckley Park

The Deputy Principal Officer confirmed that I M Properties had been invited to make a briefing presentation to members on 14<sup>th</sup> October 2020 at 6.30pm. Early indication was that the date was suitable, but a written acceptance was still awaited.

91. PUBLIC QUESTIONS & COMMENTS

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

92. APPLICATIONS HAVING RECEIVED CONSENT

- 20/00544/TPO 38 Cardinal Drive – Crown lift the west side of x3 lime trees up to 5 metres above ground level
- 20/00725/HOU 57 Boyslade Road – One outbuilding
- 20/00712/HOU Spruce Cottage, Bullfurlong Lane – One outbuilding

93. APPLICATIONS HAVING BEEN REFUSED

- 20/00094/FUL Land Rear of 5-15 The Coppice – Proposed residential development of 8 dwellings

94. APPLICATIONS HAVING BEEN WITHDRAWN

- 20/00751/FUL 28 Oak Close – Single dwelling

95. REVIEW OF APPLICATIONS RECEIVED

- [20/00841/HOU](#) 2 Rufford Close – Single storey rear extension  
No objections

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

- [20/00863/HOU](#) 57 Greenmor Road – Single storey rear extension  
No objections

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

- [20/00828/FUL](#) Unit 4H Hinckley Business Centre, Burbage Road – Change of use from B1 (offices) to D1 (sport therapy service)  
No objections

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

- [20/00843/HOU](#) 4 The Lychgate, Lychgate Close – Single storey side extension  
No objections

Agree 6	Disagree 0	Abstain 4
---------	------------	-----------

- [20/00867/FUL](#) Unit 3 Rainbow Way – Use of unit as vehicle repair and MOT testing centre (Class B2/Sui Generis), external alterations  
No objections

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

- [20/00764/FUL](#) Lyndhurst, Bullfurlong Lane – Replacement dwelling (amendments to approval [20/00014/FUL](#) to the elevations and materials along with the relocation of site entrance and location of the Air Source Heat Pump)  
Members objected to the resubmission as the boundary treatment hedging in the original application has been replaced with a wall. It was felt that the proposed wall and gates were too high and imposing and not in keeping with the street scene. Retention of the hedging in the original scheme would offer some mitigation for loss of habitat and offer a more pleasing approach to the open countryside beyond.

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

[20/00907/HOU](#)

1 The Paddock – Proposed BBQ area, boundary wall, landscaping and gates. Members objected to the height and imposing nature of the proposed gates.

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

LATE ITEM[20/00531/HYB](#)

Land east of Stretton Croft, Wolvey Road – Full application for erection of a roadside services facility comprising a petrol filling station, drive through restaurant (class A1/A3/A5) with new vehicular access (via A5 Watling Street) together with internal roads, car/cycle parking, drainage works, earthworks, landscaping and other associated infrastructure. Outline application for erection of class B1 and flexible class B1/B2/B8 units with access via the A5 (Watling Street) together with the construction of internal roads, vehicle and cycle parking, drainage works, earthworks, landscaping and other associated infrastructure (Cross Boundary application with Rugby Borough Council)

After discussing the supplementary documents available, members wished their original objection to stand:

*“After lengthy discussion members resolved to object to this application as it was felt that the traffic assurances were not evident. The access road to the development site was considered to be too close to the M69 motorway slipway and the existing traffic island, being a potentially dangerous location, which could exacerbate the tailback congestion that currently occurs on a frequent basis, even if traffic light control for the site was sequenced with that around the traffic island. There were also concerns that building of this development would preclude or hinder any future widening of the A5 at this point. The development would also have a negative impact on the residential area at Stretton Croft by way of increased noise, light and air pollution, resulting in a loss of the amenity value those residents currently enjoy. Members also had concerns that the development site as a whole would be an intrusion into the cross boundary Green Wedge.”*

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

96. 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 15<sup>th</sup> October. Cllr Flemming confirmed that HBBC had forwarded their responses to the white paper consultation on the proposals to reform the planning system which would help guide the working party.

97. NEXT MEETING DATE

Monday 12<sup>th</sup> October 2020, 6.30pm – by video conference call

There being no further business, the meeting closed at 7.29pm.