HINCKLEY & BOSWORTH BOROUGH COUNCIL

Town and Country Planning Act 1990

REFUSAL OF PLANNING PERMISSION

Name and Address of Applicant
Mr Ken Belcher
4 Carrs Road
Earl Shilton
Hinckley
Leicestershire
LE9 7DF

Name and Address of Agent (if any)
Mr Martin Dennis
10 Wesley Close
Sapcote
Leicestershire
LE9 4HY

Part I - Particulars of Application

Date of Application
29 October 2007

Application No.
07/01267/OUT

Particulars and location of development:

ERECTION OF DETACHED DWELLING

4 Carrs Road Earl Shilton Leicester Leicestershire LE9 7DF

Part II - Particulars of decision

In pursuance of its powers under the Town and Country Planning Act 1990, the Hinckley and Bosworth Borough Council refuses to permit the carrying out of the development referred to in Part I hereof for the following reason(s) :-

1. In the opinion of the Local Planning Authority the layout and design of the proposed scheme represents a contrived form of development with parking arrangements that would create a car dominated frontage and bland front elevation that neither compliments nor enhances the character of the area and wider street scene, and is therefore contrary to policies BE1 and RES5 of the adopted Hinckley and Bosworth Plan.

2. The proposal if permitted could lead to an an unacceptable incerase in turning traffic using the junction of Marys Street/High Street which lacks adequate splays both to and from emerging vehicles. To permit the development therefore would not be in the best interest of highway safety.

3. In the opinion of the Local Planning Authority, the lack of any financial contribution to address the increase in pressure placed on the play and open space facilities of the local area by the proposed development would not accord with Government Circular 05/05, Strategy Policy 11 of the Leicestershire, Leicester and Rutland Structure Plan 1996 to 2016, Policies REC3 and IMP1 of the adopted Hinckley and Bosworth Local Plan, and the Supplementary Planning Guidance on Play and Open Space adopted October 2002.

Date :31 December 2007

PETER F CASH
PROPER OFFICER OF THE COUNCIL

IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ON THE REVERSE SIDE OF THIS FORM