Hinckley & Bosworth Borough Council

A Borough to be proud of

Town and Country Planning Act 1990

PLANNING PERMISSION

Name and Address of Applicant
Mr Robert Oliver
Threshing Barn
Brook End
Hurley
Atherstone
Warwickshire

Name and Address of Agent (if any)
Mr Graham Moore
The Mill
Banbury
Oxfordshire
OX15 0RH

Part I - Particulars of Application

Date of Application	**Application No.**
31 March 2008	08/00352/COU

Particulars and location of development :

CHANGE OF USE OF BARN FROM AGRICULTURAL TO PART WORKSHOP AND PART AGRICULTURAL STORAGE INCLUDING ALTERATIONS.

The Haven Watery Lane Sheepy Magna Atherstone Leicestershire

Part II - Particulars of decision

SUMMARY OF DECISION - The proposal is in conformity with Policy/Policies BE1 BE20 T5 and NE5 of the Hinckley and Bosworth Local Plan. Planning permission is granted subject to conditions.

In pursuance of its powers under the Town and Country Planning Act 1990, the Hinckley and Bosworth Borough Council grants permission for the carrying out of the development referred to in Part I hereof in accordance with the application form and plans submitted, subject to the following conditions :-

1. Prior to the occupation of the workshop hereby approved, the door to be provided in the western elevation of the building, shall be finished in olive green (12B27) to match the approved cladding.

2. No machinery shall be operated on the premises nor shall there be any deliveries beyond the hours of 8:00am to 18:00pm Monday to Friday and 8:00am to 13:00pm Saturdays and at no other times including Sundays, Bank or Statutory Public Holidays.

3. The workshop hereby permitted shall only be used in connection with the adjacent dwelling known as The Haven, Watery Lane, Sheepy Magna, and shall not be used, sold or let separately.

4. No storage shall not take place anywhere on the site except within workshop building(s).

5. The workshop hereby approved shall only be used for the applicants private use as a personal workshop, as detailed in the application and for no other purposes.

6. Within three weeks of the date of this permission, full details of the hard and soft landscape works shall be submitted to Local Planning Authority. The details shall include:

(i) proposed hard surfacing
(ii) means of enclosure (fencing and any gates specification)

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(iii) schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate.
(iv) implementation programme.

The scheme approved in writing by the Local Planning Authority will be carried out as set out in the condition 7.

7. The approved landscaping scheme shall be carried out in accordance with the approved details. The soft landscaping scheme shall be maintained for a period of five years from the date of planting. During this period any trees or shrubs which die or are damaged, removed, or seriously diseased shall be replaced by trees or shrubs of a similar size and species to those originally planted at which time shall be specified in writing by the Local Planning Authority.

8. Before first use of the workshop hereby permitted, its access drive shall be surfaced with tarmacadam, concrete or similar hard bound material (not loose aggregate) for a distance of at least 5 metres behind the highway boundary and shall be so maintained at all times.

9. If any vehicular access gates or other such obstructions are to be erected they shall be set back a minimum distance of 5 metres behind the highway boundary and shall be hung so as to open inwards only.

10. The works hereby approved and any under-pinning works required shall be carried out in such a manner so as to ensure that the original walls and structure of the building shown to be retained after development are protected whilst the construction works are being carried out.

The reasons for the conditions are :-

1. To ensure that the development has a satisfactory external appearance to accord with policy BE1 and NE5 of the adopted Hinckley & Bosworth Local Plan.

2. In the interests of road safety to accord with policy T5 of the Hinckley & Bosworth Local Plan.

3. To ensure that the development is not detrimental to the privacy and amenity of the neighbouring property, to accord with policy BE1 of the adopted Hinckley and Bosworth Local Plan..

4. In the interests of visual amenity, to accord with policies BE1 and NE5 of the adopted Hinckley and Bosworth Local Plan.

5. In the interests of road safety to accord with policy T5 of the Hinckley & Bosworth Local Plan.

6. To enhance the appearance of the development to accord with policy BE1 of the adopted Hinckley & Bosworth Local Plan.

7. To ensure that the work is carried out within a reasonable period and thereafter maintained to accord with policy BE1 of the adopted Hinckley & Bosworth Local Plan.

8-9. In the interests of road safety to accord with policy T5 of the Hinckley & Bosworth Local Plan.

10. To define the permission as the site lies within an area where Policy NE5 of the adopted Hinckley and Bosworth Local Plan applies where the Local Planning Authority would not normally grant permission for demolition and rebuilding of a new workshop building.

NOTES TO APPLICANT :-

1. Bats, nesting birds, great crested newts and certain other species are protected by law. If any such species are discovered before or during the works the works must be suspended and the local office of Natural England contacted for advice.

2. This permission does not grant approval under the Building Act 1984 and the Building Regulations 2000 (as amended) for which a separate application may be required. You are advised to contact the Building Control Section.

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3. As from 6th April 2008 this Authority are charging for the discharge of conditions in accordance with revised fee regulations which came into force on that date. Application forms to discharge conditions and further information can be found on the planning portal web site www.planningportal.gov.uk.

4. The applicant is reminded that this application does not relate to the fencing erected to the front of the site which is currently unauthorised. The fencing provided is not considered to be acceptable in this countryside location and should be removed from the site. More suitable boundary treatment will need to be agreed as part of this decision.

5. The application has been limited by conditions in the best interests of highway safety. The Highway Authority would object to a business operation at this location on the grounds that an unacceptable increase in traffic using an access which lacks appropriate visibility may occur for the speed of traffic on the main road could lead to increased dangers for road users. in addition, it could result in an unacceptable increase in traffic turning onto or off a class III road in an area remote from main development and where traffic speeds can be high.

T. M Prowse

TREVOR PROWSE
PROPER OFFICER OF THE COUNCIL

Date:- 6 June 2008