DELEGATED REPORT

Recommendation Made: 31 March 2009

Reference:- 09/00190/C **Parish:- Sutton Cheney Parish Council**

Applicant:- Mr A Morrison
Leicestershire County Council
Community Services Dept
County Hall
Glenfield

Location:- Bosworth Battlefield Centre Ambion Lane Sutton Cheney Nuneaton Leicestershire

Proposal:- CHANGE OF USE OF LAND TO PROVIDE AN EXTENSION TO GRASS CAR PARK - COUNTY COUNCIL IDENTITY NUMBER: 2009/L024/04

Introduction:-

This application is for extra car parking at the Bosworth Battlefield Visitor Centre. The parking is in the field area facing and it is intended to reinforce the existing grass. The parking area will eventually be screened by hazel hedging which has already been planted and will be cut and laid in years to come.

Consultations:-

Conservation Officer has no comments on this application.

Development Plan Policies:-

The site is located within the open countryside as designated in the Hinckley & Bosworth Local Plan. Policy NE5 'Development in the Countryside' seeks to retain the character and appearance of the landscape within such areas and to strictly control new development .

Policy BE1 'Design & Siting' seeks to ensure high quality in new development and that proposals complement the surrounding area, provide safe access arrangements and adequate off-street parking provision, do not adversely affect neighbouring properties and ensure an adequate degree of privacy and amenity.

Policy T5 seeks to apply the County Council highway standards and parking targets when considering new development.

The application site also lies adjacent to a Scheduled Ancient Monument and therefore, Policy BE12 seeks to conserve and safeguard all important archaeological sites.

Policy BE17 seeks to preserve to the character and setting of the Bosworth Battlefield Area.

Appraisal:-

It is recognised that existing major visitor attractions, such as Bosworth Battlefield Visitor Centre, plays an important role in attracting visitors to the area. However, Policy NE5 stipulate that the countryside will be protected for its own sake and development in such areas must adhere to strict criteria. The setting of the Scheduled Ancient Monument should also be protected. Whilst additional car parking is not an attractive feature in the landscape, the proposal has been designed to be as inobtrusive as possible and is required due to the success of this visitor attraction. In the circumstances it is suggested that no objections to the scheme should be raised.

RECOMMENDATION :- That the Leicestershire County Council be advised that Hinckley & Bosworth Borough Council has the following comments to make:-

1 Hinckley and Bosworth Borough Council has no objections to the proposal.

Reasons :-

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.

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. All works within the limits of the Highway with regard to the access shall be carried out to the satisfaction of the Southern Area Manager (0116 3052202).

Contact Officer:- Louise Forman Ext 5682