DELEGATED REPORT

Recommendation Made: 27 March 2009

Reference:- 09/00152/FUL **Parish:- Higham On The Hill Parish Council**

Applicant:- Mr Ian Osborne
MIRA Ltd
Watling Street
Nuneaton
Warwickshire

Location:- Mira Ltd Watling Street Lindley Higham On The Hill Nuneaton

Proposal:- ADDITION OF A BEND TO MIRA'S DUNLOP HANDLING CIRCUIT

Introduction:-

This application proposes the construction of additional bend on the Dunlop Handling Circuit that already exists within the MIRA complex. The bend will comprises an additional section of road of a maximum length of 40 metres and in effect create a shorter route option around the handling circuit. The development is very small and insignificant in terms of MIRA's wider operations and site area. The siting of the new bend is very much in the centre of the MIRA site.

Planning history

None relevant; however the road handling circuit benefits from planning permission.

Consultations:-

Environmental Health Officer raises no objection.
Land Drainage raises no objection.

Development Plan Policies:-

BE1
EMP5 (Mira Policy)
EMP6 (Mira Policy)

Appraisal:-

The development, by virtue of its very small scale will have no impact on the visual appearance of the MIRA facility and will not have any adverse impact on residential amenity of the residential properties that surround the facility. Development of this type is compliant with policies EMP5 and 6 of the adopted Local Plan.

RECOMMENDATION :- Permit subject to the following conditions :-

Summary of Reasons for Recommendation and Relevant Development Plan Policies :

Having regard to the pattern of existing development in the area, representations received and relevant provisions of the development plan, as summarised below, it is considered that subject to compliance with the conditions attached to this permission, the proposed development would be in accordance with the development plan and would not be to the detriment of visual or residential amenity or highway safety.
Hinckley & Bosworth Borough Council Local Plan (2001) :- EMP4, EMP5 and BE1

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reasons :-

1 To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

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).

5 List of plans used in the determination of this application:- PG/033/003/ Rev A and PG/033/004 Rev B.

Contact Officer:- James Hicks Ext 5762