Hinckley & Bosworth Borough Council

A Borough to be proud of

Town and Country Planning Act 1990

REFUSAL OF PLANNING PERMISSION

Name and Address of Applicant
Matthew Homes West Midlands Ltd
Eden Wood
Roman Road
Little Aston Park
Sutton Coldfield
B74 3AR

Name and Address of Agent (if any)
Armstrong Burton Architects
260 Milford House
Lichfield Road
Sutton Coldfield
West Midlands
B74 2UH

Part I - Particulars of Application

Date of Application	**Application No.**
31 July 2008	08/00780/FUL

Particulars and location of development:

DEMOLITION OF TWO DWELLINGS (No 84 AND No 86 LEICESTER ROAD) AND ERECTION OF TEN DWELLINGS WITH ASSOCIATED GARAGES AND ACCESS

84 Leicester Road Hinckley Leicestershire LE10 1LT

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 evidence provided by the developer in relation to the proposed drainage does not demonstrate that the proposed development can be provided with an adequate foul and surface water drainage system. This is supported by the comments provided by Severn Trent Ltd who will be prepared to review the proposal following implementation of the Island Close Flood Alleviation Scheme. To permit the proposal would therefore be contrary to the aims of policy BE1 of the adopted Hinckley and Bosworth Local Plan and Planning Policy Statement 25: Development and Flood Risk.

2. In the opinion of the Local Planning Authority, the lack of any definitive financial contribution to address the increase in pressure placed on the existing play and open space by the proposed development would not accord with Circular 5/05, Policy IMP1 and Policy REC3 of the adopted Hinckley and Bosworth Local Plan, and the Borough Council's Supplementary Planning Document on Play and Open Space Developer Contributions (September 2008).

NOTES TO APPLICANT :-

1. List of plans used in the determination of this application:-
08059/01 - 08059/21, 08059/23, W 1179-A,

T. M Prowse

TREVOR PROWSE
PROPER OFFICER OF THE COUNCIL

Date :19 November 2008