Hinckley & Bosworth Borough Council

*A Borough to be proud of*

**Town and Country Planning Act 1990**

**PLANNING PERMISSION**

| **Name and Address of Applicant** | **Name and Address of Agent (if any)** |
|---|---|
| Verdon Trading Ltd | Mr Ken Walton |
| Church View | Paddock Barn |
| Dragon Lane | Heath Farm |
| Newbold Verdon | Newbold Road |
| Leicester | Osbaston |
| LE9 9NG | Nuneaton |

**Part I - Particulars of Application**

| **Date of Application** | **Application No.** |
|---|---|
| 13 November 2008 | 08/01080/FUL |

**Particulars and location of development :**

CREATION OF HARD SURFACING TO PROVIDE ADDITIONAL CAR PARKING.

1 Church View Newbold Verdon Leicester Leicestershire LE9 9NJ

**Part II - Particulars of decision**

**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. Resultant of the design, materials used and the temporary nature of the development there are considered no detrimental impacts on either visual or residential amenity, highway safety or on the character of the surrounding area. Accordingly the development is considered acceptable.

Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1; EMP 1; T5

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

2. This permission relates to the application as revised by amended plan No. 1005/01/08/ A received by the Local Planning Authority on 7/1/09

3. No development shall take place until a written specification including a schedule of plants, noting species, plant sizes, proposed numbers/densities and implementation, for the strip of land on the Dragon Land frontage has been submitted to and approved in writing by the Local Planning Authority. The approved landscaping scheme shall be carried out in accordance with the approved details and 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.

CONTINUED...

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

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The reasons for the conditions are :-

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

2. For the avoidance of doubt.

3. 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.

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. List of plans used in the determination of this application:- DRG No. 1005/01/08/A; OS Siteplan 1:500

5. It is advised that the applicant finishes the fence in a green stain to improve its appearance, and enhance the character of the street scene.

T. M Prowse

**TREVOR PROWSE**
PROPER OFFICER OF THE COUNCIL

Date:- 8 January 2009

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