Hinckley & Bosworth Borough Council

A Borough to be proud of

Town and Country Planning Act 1990

PLANNING PERMISSION

Name and Address of Applicant
Mr Steve Wright
Ashwood
Market Bosworth Road
Dadlington
Nuneaton
Warwickshire

Name and Address of Agent (if any)

Part I - Particulars of Application

Date of Application	**Application No.**
30 June 2008	08/00674/FUL

Particulars and location of development :

ERECTION OF STABLES HAY STORE AND TACK ROOM

Ashwood Market Bosworth Road Dadlington Nuneaton Leicestershire

Part II - Particulars of decision

Summary of Reasons for Recommendation and Relevant Development Plan Policies :

Hinckley & Bosworth Borough Council Local Plan (2001) :- NE5 and BE1

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 unreasonably harm the character or appearance of the area or the living conditions of neighbouring occupiers and would be acceptable in terms of traffic safety and convenience.

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. No development shall commence until a detailed tree planting scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall specify the location, species, maturity, distribution and implementation programme of the proposed planting.

3. The approved tree planting scheme shall be carried out in accordance with the approved details and shall be maintained. 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.

4. The stables shall be used only in connection with the Applicant's own livestock and shall not be used for commercial purposes including livery or riding school use.

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5. The stable block shall at all times remain ancillary to the dwelling at Ashlands and shall not be sold, leased or otherwise disposed of separately from the holding.

6. No horse manure or other waste materials shall be burnt on the site at any time.

7. There shall be no stable effluent or contaminated surface water from the buildings or associated impervious areas discharged into any ditch or watercourse.

8. The materials to be used in the construction of the proposed development shall be in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

The reasons for the conditions are :-

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

2. To enhance the appearance of the development to accord with policy NE5 of the adopted Hinckley & Bosworth Local Plan.

3. To ensure that the work is carried out within a reasonable period and thereafter maintained to accord with policy NE5 of the adopted Hinckley & Bosworth Local Plan.

4. The limitations of the vehicular access and the local highway network make this site inappropriate for the greater volume of vehicular activity which would be associated with livery, riding school or other commercial activity.

5. The vehicular access is inadequate to accommodate the additional traffic that would be generated if the use of the stables were severed from the existing holding.

6. To safeguard the amenity and living conditions of residents in the locality.

7. To avoid water pollution.

8. To ensure the development is compatible with the visual amenities of this countryside location to comply with Policies BE1 and NE5 of the adopted Hinckley and 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. The tree planting scheme required by Condition 2 should take the form of block tree planting in the area to the rear and to the east of the approved stable block.

5. You are reminded that the existing boundary hedge has been identified as being of Parish level ecological significance and it should be safeguarded during development.

6. In the context of Condition 7 your attention is drawn to the requirements of the Control of Pollution (Silage, Slurry and Agricultural Fuel Oil) Regulations 1991.

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Continuation 08/00674/FUL

7. List of plans used in the determination of this application:-
Proposed floor plans
Proposed elevations
Location plan 1:1250
Site plan 1:200

T. M Prowse

Date:- 29 August 2008

TREVOR PROWSE
PROPER OFFICER OF THE COUNCIL