Town and Country Planning Act 1990

PLANNING PERMISSION

Name and Address of Applicant
Selter Associates
P O Box 70
Swadlincote
Derbyshire

Name and Address of Agent (if any)
Brian Dearlove Partnership
Tudorgate
Grange Business Park
Enderby Road
Whetstone
Leicester

Part I - Particulars of Application

Date of Application	**Application No.**
5 June 2002	02/00685/COU

Particulars and location of development :

PROPOSED GOLF COURSE AND ANCILLARY FACILITIES INCLUDING SITING OF CLUB HOUSE AND ASSOCIATED PARKING

Land Adj Godsons Hill Farm Station Road Market Bosworth Nuneaton, Warwickshire CV13 0NP

Part II - Particulars of decision

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 within five years from the date of this permission.

2. This permission relates to the application as endorsed by additional plans 02/00685A/FUL LPA 1-7 received by the Local Planning Authority on 18th July 2002.

3. Notwithstanding the details submitted, the design and external appearance of the proposed clubhouse and any ancillary buildings will require the formal consent of the Local Planning Authority.

4. The proposed clubhouse shall be open to the public between the hours of 7.30 am and 10.30 pm only.

5. Before any development is commenced on site a landscaping scheme, which shall include water features, shall be submitted to and approved by the Local Planning Authority. This scheme shall indicate the treatment proposed for all ground surfaces together with the species and materials proposed and their disposition.

6. The approved landscaping scheme shall be carried out during the first appropriate planting season following the date when the proposed golf course is ready for use. The 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.

7. Full details shall be submitted clearly indicating which trees and hedges are to be removed before development commences. None of the other trees and hedges shall be removed, lopped or topped without prior written approval of the Local Planning Authority. Any trees found dying or diseased within five years from the completion of the development hereby approved shall be replaced by trees of a size and species to be agreed therewith.

8. Before the proposed golf course is brought into use, a clearly defined width of at least 1.8 metres shall be provided along the sections of the public footpaths, which are shown passing through the areas of landscaping.

9. A scheme shall be submitted to and approved by the Local Planning Authority which gives suitable warning to pedestrians where the golf course crosses public footpaths and implemented in accordance with the approved scheme.

10. Before development commences, full details of a hazard warning light system for the proposed course shall be submitted to and agreed in writing with the Local Planning Authority and implemented in accordance with the approved scheme before the golf course is brought into use.

11. Details of any proposed lighting to the access, car park or golf course shall be submitted to and agreed in writing with the Local Planning Authority and implemented in accordance with the approved scheme.

12. Details of a full drainage scheme is required to be submitted and approved in writing by the Local Planning Authority before work commences and implemented in accordance with the approved scheme.

13. A public sewer crosses the site and there shall be no building erected or trees planted within 5 metres of this sewer unless otherwise agreed in advance with the Local Planning Authority

14. There shall be no discharge of foul or contaminated drainage from the site into whether groundwater or any surface waters, whether direct or via soakaways.

15. Details of the size and surfacing of the proposed car park and surfacing of the access road shall be submitted to and approved in writing by the Local Planning Authority before development commences and implemented in accordance with the approved details before the proposal is first brought into use.

16. Any proposed vehicular access gates shall be set back a minimum distance of 15 metres from the highway boundary and shall be made to open inwards only.

17. Before the development is first brought into use, turning facilities shall be provided within the site and shall be kept available at all times thereafter.

18. The proposed access and off-site highway works which includes a ghost island right-turning lane shall be laid out and constructed in accordance with the submitted plan no. B1993/R1/001A prior to any other development taking place on site.

19. Within nine months from the date of this decision notice the applicant or their agents or successors in title should secure the deposition of the archaeological evaluation archive to Leicestershire County Council Heritage Services and the archive should be approved in wiring by the Local Planning Authority in conjunction with the County Archive Curator.

The reasons for the conditions are :-

1. To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

2. To define the permission.

3. In the interests of visual amenity.

4. To ensure that the proposed use does not become a source of annoyance to nearby residents to accord with policy BE1 of the Hinckley & Bosworth Local Plan.

5. To enhance the appearance of the development to accord with policy BE1 of the Hinckley & Bosworth Local Plan.

6. To ensure that the work is carried out within a reasonable period and thereafter maintained to accord with policy BE1 of the Hinckley & Bosworth Local Plan.

7. In the interests of residential and visual amenity.

8. In the interests of pedestrian safety.

9. In the interests of pedestrian safety.

10. In the interests of air safety.

11. In the interests of residential and visual amenity.

12. To ensure satisfactory provisions are made for the drainage of the site.

13. To safeguard the stability of the sewer and to maintain essential access for maintenance, repair and renewal.

14. To prevent pollution of the water environment.

15. In the interest of amenity and to ensure that adequate off-street parking facilities are available to accord with policy BE 1 of the Hinckley & Bosworth Local Plan..

16. To enable a vehicle to stand clear of the highway whilst the gates are opened.

17. To ensure that vehicles may enter and leave the site in a forward direction in the interests of road safety to accord with policy T5 of the Hinckley and Bosworth Local Plan.

18. In order to ensure that all traffic including construction traffic can be safely accessed off Station Road.

19. To ensure that the archaeological archive is correctly deposited and available for public consultation.

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. This permission does not grant approval under the Building Act 1984 and the Building Regulations 1991 for which a separate application may be required. You are advised to contact the Building Control Section.

4. Surface water should be discharged to a soakaway or a natural watercourse.

5. The applicants attention is drawn to the attached response from the Environment Agency and EME Plc.

6. The premises must fully comply with :-

    a) The Food Safety (General Food Hygiene) Regulations 1995

    b) The Health and Safety at Work Act 1974.

7. The applicants attention is also drawn to the Health and Safety in Golf Course Management and Maintenance (HSG 79) document.

8. The applicant is advised that low level planting will be required within aerodrome safeguarding areas shown on the attached plan and this should be incorporated into the landscaping scheme required under condition 4.

9. The applicant is advised that any work to be carried out in close proximity to any badger setts may require a licence from English Nature.

10. The applicant is advised that drainage continuity from land adjacent to the site shall be maintained across the site boundary and adequately accommodated. Special care must be taken in regard to the watercourse commencing to the north west of Back Lane crossing the site and outfalling to Carlton Brook. Proper access to Carlton Brook on the northern boundary must be maintained at all times.

11. The applicant is advised that the highway boundary is the hedge/fence fronting the site and not the edge of the carriageway/road.

12. All works in connection with condition 14 shall be fully in accordance with all clauses contained within the Section 278 agreement dated 26th October 2002.

13. This decision notice is subject to a Section 106 agreement under the Town and Country Planning Act 1990.

Date:- 19 November 2007

PETER CASH
PROPER OFFICER OF THE COUNCIL