HINCKLEY & BOSWORTH BOROUGH COUNCIL

Town and Country Planning Act 1990

PLANNING PERMISSION

Name and Address of Applicant
Groby Farm Partnership
10 Snuff Street
Devizes
Wiltshire

Name and Address of Agent (if any)
Plann Architects
Studio 1
Welland Studios
Welland Business Park
Valley Way
Market Harborough

Part I - Particulars of Application

Date of Application	**Application No.**
14 December 2007	07/01455/FUL

Particulars and location of development :

PROPOSED FARM AND FISHERY STORAGE AND WORKSHOP BARNS

Former Old Hall Farm Site Newtown Linford Lane Groby Leicester Leicestershire

Part II - Particulars of decision

SUMMARY OF DECISION - The proposal is in conformity with Policy/Policies NE3, NE5, BE1 and T5 of the Hinckley and Bosworth Local Plan. Planning permission is granted subject to conditions.

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. Prior to the development being brought into use all vehicular access and pedestrian crossing / internal footway works, including visibility splays, kerbing and surfacing shall be provided as indicated in the submitted Drawing no:- 07330/001 received 14.12.07.

3. No development shall take place until full details of the proposed soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved during the first available planting season. These details shall include:

   (i) planting plans
   (ii) written specifications
   (iii) schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate.
   (iv) implementation programme and maintenance scheme.

4. No development shall commence until drainage details, incorporating sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, have been submitted to and approved in writing by the Local Planning Authority, and the scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

5. No development shall commence on site until such time as the existing and proposed ground levels of the site, and proposed finished floor levels have been submitted to and agreed in writing by the Local Planning Authority. The approved proposed ground levels and finished floor levels shall then be implemented in accordance with the approved details.

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Continuation 07/01455/FUL

6. Before any development commences, representative samples of the types and colours of materials to be used on the external elevations of the proposed agricultural buildings shall be deposited with and approved in writing by the Local Planning Authority, and the scheme shall be implemented in accordance with those approved materials.

The reasons for the conditions are :-

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

2. In accord with highway safety and to comply with T5 of the adopted Hinckley and Bosworth Local Plan.

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.

4. To ensure that satisfactory provisions are made for the drainage of the site and to avoid water pollution.

5. To safeguard amenities of neighbouring properties to accord with policy BE1 of the adopted Hinckley & Bosworth Local Plan.

6. To ensure that the development has a satisfactory external appearance 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. Please note the comments received from the County Council Rights of Way Officer (copy enclosed) regarding the public footpath which shares an access with the development site.

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 -(telephone 01455 287202)

5. The Highway Authority request that the applicant in conjunction with themselves investigates the feasibility of a 30mph speed limit extension to the north of the site. It is recommended that the applicant liaise with the Highway Authority over this matter.

6. The sewage treatment plant proposals will require the consent of the Environment Agency and must comply with the Agency's conditions.

7. Due to the prominent position of the proposed buildings and you are advised to minimise the visual impact of the proposed buildings as much as possible. One way of achieving this may be to incorporate cut and fill techniques if feasible.

8. You are advised that any submitted landscaping scheme should be a high quality indigenous planting scheme.

T. M Prowse

Date:- 6 February 2008

TREVOR PROWSE
PROPER OFFICER OF THE COUNCIL