HINCKLEY & BOSWORTH  **BOROUGH COUNCIL**

Town and Country Planning Act 1990

PLANNING PERMISSION

Name and Address of Applicant
Mr Simon Moss
Lodge Farm
Ashby Road
Osbaston
Nuneaton
Warwickshire

Name and Address of Agent (if any)
Mr Nigel Dutton
49 Falcon Road
Anstey
Leicestershire
LE7 7FY

Part I - Particulars of Application

Date of Application	**Application No.**
2 August 2007	07/00929/FUL

Particulars and location of development :

REPOSITIONING OF CARAVAN STORAGE AREA AND PROVISION OF MANEGE (RESUBMISSION)

Lodge Farm Ashby Road Osbaston Nuneaton Leicestershire

Part II - Particulars of decision

SUMMARY OF DECISION - The proposal is in conformity with Policy/Policies BE1 and NE5 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. This permission relates to the application as endorsed by additional plan No.ND.07.489.01 ADD received by the Local Planning Authority on 26th September 2007.

3. Notwithstanding the details submitted on drawing numbers ND.07.489.01 and ND.07.489.01 ADD , and before first use of the development , full details of the boundary treatment relating to the manege, caravan and agricultural storage area and an associated hard and soft landscaping scheme detailing the hard surfacing materials, shall be submitted to and agreed in writing with the Local Planning Authority. The development shall be implemented in accordance with the approved details. The soft landscaping scheme, noting species, plant sizes and proposed numbers / densities 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 manege hereby permitted shall be used only in connection with the Applicant's own livestock and no livery/riding school nor other business nor commercial use is permitted.

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

6. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from storage areas and hardstandings shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained.

7. Before first use of the development hereby permitted, the access drive and passing space shall be surfaced with tarmacadam, concrete or similar hard bound material (not loose aggregate) for a distance of at least 10 metres behind the Highway boundary and shall be so maintained at all times.

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Continuation 07/00929/FUL

8. The existing caravan storage area as edged in blue on drawing number ND.07.489.01 ADD, shall be permanently closed for the storage of caravans within 30 days from the date of this decision notice.

9. The caravan storage area hereby permitted shall be restricted to the storage of no more than 40 caravans as indicated on the approved plans ND.07.489.01 and ND.07.489.01 ADD, unless previously agreed in writing with the Local Planning Authority.

10. The agricultural storage area hereby permitted and indicated on the approved plan ND.07.489.01 and ND.07.489.01 ADD, shall be used only in connection for purposes ancillary to the agricultural activities associated with Osbaston Lodge Farm. No business nor commercial use is permitted.

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 define the permission.

3. To enhance the appearance of the development to accord with policies BE1 and NE5 of the adopted Hinckley and Bosworth Local Plan and to define the permission.

4. The potential traffic generated by a more intensive livery / business use could be inappropriate due to the limitations of the vehicular access and to accord with policy NE5 of the adopted Hinckley and Bosworth Local Plan.

5. To safeguard the amenities of the locality.

6. To avoid water pollution.

7. To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.)

8. In the interests of road safety to accord with policy NE5 of the Hinckley & Bosworth Local Plan.

9. For the avoidance of doubt and to accord with policy NE5 of the adopted Hinckley and Bosworth Local Plan.

10. To ensure that the site remains compatible with the surrounding area and in the interests of road safety to accord with policy 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. In the interests of road safety, the Highway Authority would seek to resist any future development proposals that would lead to a significant increase in turning traffic, accessing and exiting the site.

Date:- 26 September 2007

PETER CASH
PROPER OFFICER OF THE COUNCIL