Hinckley & Bosworth Borough Council

A Borough to be proud of

Town and Country Planning Act 1990

REFUSAL OF PLANNING PERMISSION

Name and Address of Applicant
ZYOX LTD
Swallow House
Shilton Industrial Estate
Shilton
Warwickshire
CV7 9JY

Name and Address of Agent (if any)
Ritchie & Ritchie LLP
Ian Ritchie
Leco House
Old Farm Road
Leco House Old Farm Road
Atherstone
N Warwickshire

Part I - Particulars of Application

Date of Application	**Application No.**
30 December 2008	08/01175/FUL

Particulars and location of development:

EXTENSION AND ALTERATION TO RESTAURANT

San Giovanni Mill Lane Sheepy Parva Atherstone Leicestershire

Part II - Particulars of decision

In pursuance of its powers under the Town and Country Planning Act 1990, the Hinckley and Bosworth Borough Council refuses to permit the carrying out of the development referred to in Part I hereof for the following reason(s) :-

1. The application lies within Flood Zone 3 defined by Planning Policy Statement (PPS) 25 as having a high probability of flooding. Paragraphs D15 and E9 of PPS25 requires applications for planning permission to submit a Flood Risk Assessment when development is proposed in such a location.

   In the absence of a Flood Risk Assessment, the flood risks resulting from the proposed development are unknown. Therefore, it is the opinion of the local planning Authority that, inline with the guidance contained within PPS25, the absence of the Flood Risk Assessment demonstrates that any possible flooding risk associated with the development has not been adequately considered. In this respect the development, as proposed is contrary to the guidance and intentions of PPS25 and that guidance contained within Policy NE13 of the Adopted Hinckley and Bosworth Local Plan.

NOTES TO APPLICANT :-

1. List of plans used in the determination of this application:- 5579.07, 5579.20A, 5579.21 and 5579.22.

T. M Prowse

TREVOR PROWSE
PROPER OFFICER OF THE COUNCIL

Date :16 February 2009

IMPORTANT – PLEASE READ THE NOTES AT THE END OF THIS DOCUMENT

JH