DELEGATED REPORT

Recommendation Made: 5 July 2011

Reference:- 11/00517/C **Parish:-**

Applicant:-

Leicester Road
Hinckley
Leicestershire
LE10 3DR

Location:- E H Taylor Recycling Leicester Road Hinckley Leicestershire LE10 3DR

Proposal:- VARIATION OF CONDITION NOS. 2 (ACCORDANCE WITH PLANS) AND 10 (WESTERN BOUNDARY FENCE) OF PLANNING PERMISSION 2009/0466/04 (RETROSPECTIVE) (County Council Identity Number 2011/C521/04)

Introduction:-

The Local Planning Authority has been consulted by Leicestershire County Council on a planning application for the variation of conditions 2 (in accordance with plans) and 10 (western boundary treatment details) of planning permission 2009/0466/04 for the consolidation of existing premises, including demolition of a dwelling, and the regularisation of buildings and bunkers.

The site consists of two businesses, one of which is a skip hire business and the other is the recycling of waste. There is a detached dwelling located in both parts of the site which are partly used as site accommodation. The area of the site where this application consultation is concerned has three metal clad industrial buildings which are used in the process of recycling of waste. The western boundary of the site is currently bordered by concrete panels to a height in excess of 3m. The site lies on the northern edge of Hinckley within the countryside and within the defined Green Wedge.

Application History

06/00413/C Extension of Waste Recycling Building

Consultations:-

No objections received from:

Head of Community Services (Pollution)

Development Plan Policies:-

Adopted Core Strategy 2009:-

CS6 Green Wedge

Adopted Local Plan 2001:-

BE1- Design and Siting of Development
NE5- Development in the Countryside

Appraisal:-

The principle of development has been established by its granting of planning permission to consolidate existing facilities at this business which has been located in this countryside location for a significant period of time. The planning history for the site shows that it was used for industrial storage of metal since 1974.

The previous planning application had planning permission granted for the provision of a palisade fence (to be finished in heritage green) at a height of 2.4m along the western boundary of the site and then subsequently screened by substantial planting of indigenous species for the whole length of the boundary.

This permission is seeking for the existing concrete block to be retained in place and finished in a similar heritage green colour along the full length of the boundary. It is difficult to resist these revised proposals as they relate to an existing boundary treatment which will be painted in a green colour to help the wall to blend into its surroundings. An important to note that the proposed planting of indigenous tree species along the western boundary is still proposed, therefore screening the western boundary still further.

Although the retention of this visually unsightly concrete boundary wall doesn't present the ideal method of screening for the western boundary it is considered that the proposals are difficult to resist as it is an existing boundary feature, measures will be taken to help it blend into its surrounds (heritage green finish) and it will eventually be screened by the planting proposed in front of it along the western boundary. Therefore there are no objections to the amended boundary treatment proposals along the western boundary of the site.

RECOMMENDATION:- That the Leicestershire County Council be advised that Hinckley & Bosworth Borough Council has the following comments to make:-

Reasons :-

1 Hinckley and Bosworth Borough Council has no objection in principle to retaining the concrete wall along the western boundary but comments that the wall should be finished in the heritage green colour shown on drawing number ETR/HIN/11/4B. Therefore there is no objection to the variation of conditions 2 and 10 of planning permission 2009/0466/04.

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 6 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 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 (0116 3052202).

Contact Officer:- Scott Jackson Ext 5929