HINCKLEY & BOSWORTH BOROUGH COUNCIL

Town and Country Planning Act 1990

REFUSAL OF PLANNING PERMISSION

Name and Address of Applicant
Pinewood Lodge Holiday Village
Mr Roy Borthwick
C/o Agent

Name and Address of Agent (if any)
Wilbraham Associates Ltd
Mrs Sally Stroman
18a Regent Place
Rugby
Warwickshire
CV21 2PN

Part I - Particulars of Application

Date of Application
19 June 2008

Application No.
08/00635/COU

Particulars and location of development:

CHANGE OF USE OF PART OF GARAGE TO PROVIDE TWO HOLIDAY CHALETS AND MANAGERS ACCOMMODATION

Pinewood Overton Road Nailstone Ibstock 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 proposal if permitted, could result in an unacceptable increase in traffic using an access, which lacks appropriate visibility for the speed of traffic on the lane, which could lead to increased dangers to road safety. Furthermore, the proposal if permitted could result in an unacceptable increase in traffic using an access, which has inadequate width, and geometry, that could lead to vehicles reversing onto or off the highway to the detriment of road safety. To permit the proposal would therefore not be in accordance with policy T5 of the adopted Hinckley and Bosworth Local Plan and the guidance contained within Leicestershire County Council's highway design guidance, 'Highways, Transportation and Development'.

2. The use of the part of the building as manager's accommodation is tantamount to a new dwelling capable of being occupied independently to the main dwelling, in the open countryside which will form an unwarranted and unacceptable development harming the character and appearance of the rural landscape, this would be contrary to policy NE5 of the adopted Hinckley and Bosworth Local Plan.

3. The use of the part of the building as manager's accommodation and the change of use of part of the building into two chalet units forms an unwarranted and unacceptable development harming the character and appearance of the countryside and has the potential to cause additional noise and disturbance to neighbouring properties, this would be contrary to policies BE1 and NE5 of the adopted Hinckley and Bosworth Local Plan.

NOTES TO APPLICANT :-

1. The applicant is advised that the Highway Authority may look more favourably on this application, if the existing vehicular access could be improved to provide additional width and appropriate visibility splays at the access. Whilst it is considered that this would mitigate against the impact of two additional chalets at the site, however it should be noted that any future proposals for additional units may not be acceptable due to an unacceptable impact on the Overton Road/A447 junction which is extremely poor in terms of its available visibility to and from emerging vehicles in a north westerly direction.

...cont

IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ON THE REVERSE SIDE OF THIS FORM

Continuation 08/00635/COU

T. M Prowse

Date :29 August 2008

TREVOR PROWSE
PROPER OFFICER OF THE COUNCIL