DCAPPLET.

31 MAY 2011

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27th May 2011

To: Planning Department,
Hinckley and Bosworth Borough Council.

Cc: Mr D Corbett

My Ref: C815
Your Ref:
FAO: Development Control

Dear Sir,

Re: Planning application to vary condition 4 to planning permission 09/00813/COU, Cottage Farm, 2 Cottage Lane, Norton Juxta Twycross, Atherstone, CV9 3HQ.

Planning permission was granted on 25th November 2009 for the change of use of land at Cottage Farm for the landing and taking off of micro-light aircraft (Ref: 09/00813/COU). The permission was a renewal of proposals initially granted temporary consent at appeal. Condition 4 restricts the number of take-offs and landings to 6 each per day. It is proposed that this restriction is varied. The application attracts a fee of £170; a cheque for that amount is enclosed.

At present the condition reads:

"There shall be a maximum of six (6) take-offs and six (6) landings in any operational day."

It is proposed that the restrictive condition be varied to read:

"On any operational day activity shall be limited (except where stated) to:
Maximum number of landings: 12
Maximum number of take-offs: 12
The only exception shall be charity events (maximum 2 a year) where take off and landing of micro-light aircraft for public flights is unrestricted subject to public use and activity associated with the event being limited to between 12 mid-day to 6pm on the day of the event. The local planning authority shall be informed of the date of such events in advance of the event taking place."

The charity events clause is introduced as, prior to planning permission being obtained, the applicant used to provide a micro-lighting facility for charity events (e.g. the local village fete). In normal circumstances such activity, if restricted to less than 28 days a year, does not require planning permission, so long as takes place within an open field. In this case because the field is subject to a conditional requirement a restriction on flights does exist. The applicant would be

able to relocate micro-light flying for that day to a location closer to the event without the need for obtaining planning permission however from a safety view-point he would prefer to operate from the existing facility.

The proposal is restricted to 2 days a year and to a 6 hour period. The request is very restrictive and does not appear unreasonable especially as it is limited to charity events and will be subject to the local planning authority being informed in advance of the event taking place.

The main alteration proposes doubly the maximum permitted number of take-offs and landings. This will not automatically result in a significant increase in flights to and from the site; in fact it is unlikely there will be a significant increase in flying however it does allow flexibility in use which presently is unavailable.

The increase is not substantial with totals only increasing from 6 to 12 over the permitted flying time of 11.5 hours Mondays to Saturdays and 10.5 hours on Sundays.

Landings are relatively quiet as most aircraft glide to the runway.

The site is away from any close-by residents whilst the take-off direction is designed to direct aircraft away from local houses. The noise contour period is limited to a period of a minute or so when a micro-light takes off.

The 2009 planning application was accompanied by a noise assessment and report produced by Hepworth Acoustics into the use of the site for the landing and take-off of micro-light aircraft (copy enclosed). The noise investigations show up to 35 movements per hour (movement equates to 1 take-off and 1 landing = 70 in total) could occur before PPG24 noise assessment restrictions come into play (see in particular Section 6: Recommendations, and, Section 6: Conclusions). The present proposals allow only one third of Hepworth's maximum movement total.

On these grounds I conclude a minor increase from 6 to 12 take-offs and 6 to 12 landings will not cause a significant increase in local awareness of micro-lighting nor will it cause nuisance or problems or loss of amenities to the few neighbours in the locality. The charity events flexibility allows the applicant to support local events without conflicting with the consent and without having to relocate micro-lighting, on that day, to another field.

On these grounds the Council is asked to agree this minor variation to the 2009 planning permission.

Yours sincerely

Peter Diffey BA MRTPI