
From: Giles Rawdon
Sent: 10 July 2024 09:11
To: Matt Jedruch
Subject: RE: 23/01038/FUL - Update

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Matt

As per our phone conversation- I recommend the following condition due to the potential for soils to have been contaminated with past use:

C75. Land Contamination Found Later

a) If during development, contamination not previously identified is found to be present at the site, no further development shall take place until a scheme for the investigation of all potential land contamination is submitted to and approved in writing by the Local Planning Authority which shall include details of how the unsuspected contamination shall be dealt with.

b) Any remediation works so approved shall be carried out prior to the site first being occupied.

Thanks

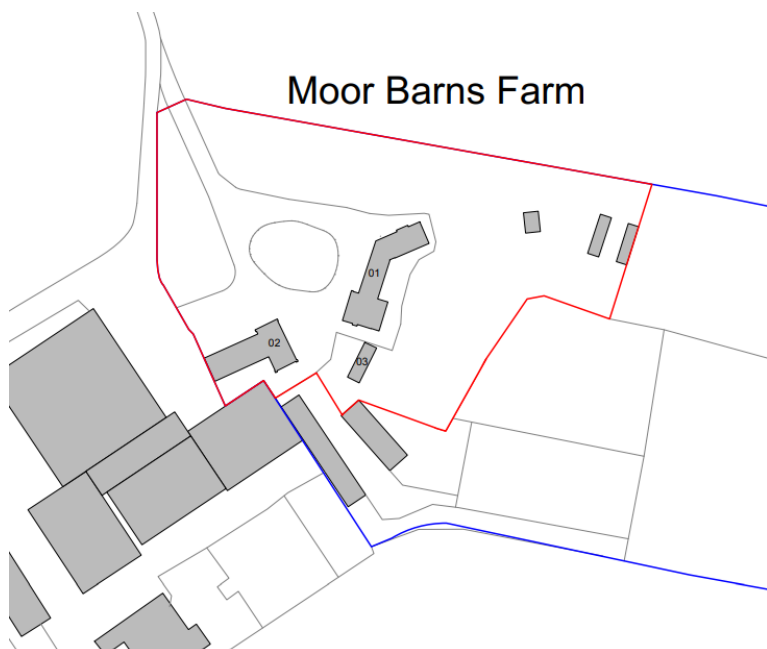
Giles Rawdon
Environmental Health Officer (Environmental Protection)
Hinckley & Bosworth Borough Council
Environmental Health
Hinckley Hub
Rugby Road
Hinckley
Leics LE10 0FR
01455 255684

From: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>
Sent: Friday, July 5, 2024 4:59 PM
To: Giles Rawdon <Giles.Rawdon@hinckley-bosworth.gov.uk>
Subject: FW: 23/01038/FUL - Update

Hi Giles,

This has been delayed for a while due to ecological surveys, but please see the response below regarding the use of the annexe.

The site to the south and west is in a separate ownership and is used for the storage of agricultural machinery:



I have attached your initial comments for reference.

Please let me know if you require anything further – I will be recommending approval.

Thanks,

Matt

Matt Jedruch (He/Him)

Senior Planning Officer

Tel: 01455 255809

Mob: 07721857007

Email: Matt.Jedruch@hinckley-bosworth.gov.uk

Web: www.hinckley-bosworth.gov.uk

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From: Joe Chidwick <joe.chidwick@formatarchitects.co.uk>

Sent: Saturday, November 11, 2023 9:21 PM

To: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>

Subject: Re: 23/01038/FUL - Update

Hi Matt

Thanks for your email and prompt correspondence.

I believe the annex used to be a former storage building as part of the farm. It is currently used for general storage for the main house, with part of it in significant disrepair. Please see image as below of its rear



Yes I can confirm the adjacent agricultural sheds are under separate ownership.

Thanks for comments with regard to the general design approach. It's really pleasing to hear that you and the team are in general agreement on the concept. I can understand and accept the point with regards to the contemporary "extension" element looking slightly over dominant from certain elevations - particularly the south.

I will relook at this area with a view to refining and softening this somewhat and will send over as soon as it is available. We can also include some further landscaping by way of hedgerows and tree planting to add some further screening.

Are you going to be undertaking a visit to the actual site on Tuesday morning as well? If so, I can be there to have a chat through if you think it would be further beneficial?

Enjoy the rest of your weekend

Joe

On Thu, 9 Nov 2023 at 15:30, Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk> wrote:

Hi Joe,

Following our phone conversation earlier I have received a response from our Environmental Health Officer requesting some further clarity regarding the use of the site.

Please could you provide some details of the current and historic use of the annex? Additionally, can you confirm that the adjacent site (agricultural buildings) to the south west under separate ownership?

I have also had an initial discussion with my Team Leader, and whilst we are broadly supportive of the proposals and agree with the justification / principle of development, we do have some requests and queries.

Firstly, whilst we support the contemporary nature of the extension to the main dwelling, we do consider that it may appear over dominant from some aspects and wonder whether anything could be altered so that it appears as more of a link to the main dwelling rather than an entirely separate element. In terms of over dominance we specifically highlighted the side (south) elevation, and question whether this could be altered so that it is more subordinate to the main dwelling? This could include setting this part of the extension back/down/both – I will leave this up to you.

We would also support some additional landscaping on the eastern boundary of the site to limit any possible visual impact from footpath T19 which is approximately 160m east of this boundary and is likely to be a visual receptor.

For your information, I will be visiting the area on Tuesday 14th November at around 10:30. A site notice will be erected on Pipe Lane before the brick pillars/beginning of private road.

If you have any questions re. the above, please ask, and I look forward to hearing from you.

I will send through the other consultee responses as they are received.

Many thanks,

Matt

Matt Jedruch (He/Him)

Senior Planning Officer

Tel: 01455 255809

Mob: 07721857007

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From: Joe Chidwick <joe.chidwick@formatarchitects.co.uk>

Sent: Thursday, November 9, 2023 11:44 AM

To: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>

Subject: 23/01038/FUL - Site Address

Hi Matt,

Thanks for taking the call yesterday - it was great to speak with you.

One thing we are slightly perplexed on our side is the address associated with the application.... When it was submitted via the portal it stipulated:

Moor Barns Farm, 30, Pipe Lane, Orton On The Hill, CV9 3N

The applicant since owning the property (in the last 12 months) has never been aware of the number 30, however, there was no other address on the portal that related to Moor Barns Farm, so considered this to be the correct address. We have noted on the acknowledgement letter and subsequent application that it has the address down as:

30 Pipe Lane Orton On The Hill Atherstone Leicestershire CV9 3NF

Therefore, for the avoidance of doubt, we just wanted to be sure that the application is referring to the correct address and corresponding site?

I hope this makes sense, feel free to call me if it is easier to discuss over the phone.

Best Regards

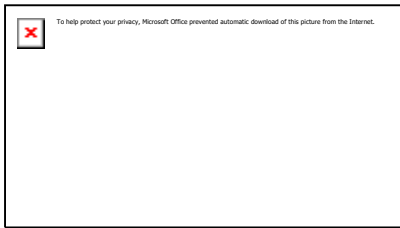
Joe

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Joe Chidwick

ARB | RIBA

Founding Director



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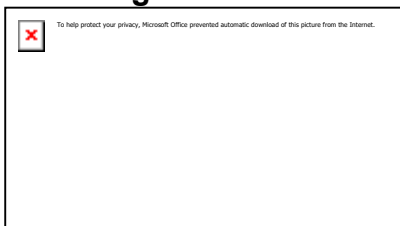
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