Hinckley & Bosworth Borough Council

A Borough to be proud of

Town and Country Planning Act 1990

PLANNING PERMISSION

Name and Address of Applicant
Mr Marcus Palmer
Manor House
Manor Lane
Peckleton
Leicestershire
LE9 7RJ

Name and Address of Agent (if any)
Fisher German LLP
The Grange
80 Tamworth Road
Ashby De La Zouch
Leicestershire
LE65 2BW

Part I - Particulars of Application

Date of Application	**Application No.**
22 September 2008	08/00928/FUL

Particulars and location of development:

CHANGE OF USE OF AGRICULTURAL BARN TO CLASS B1(a) OFFICE AND CLASS B8 STORAGE AND DISTRIBUTION AND HIGHWAY IMPROVEMENTS.

Manor House Manor Lane Peckleton Leicester Leicestershire LE9 7RJ

Part II - Particulars of decision

Summary of Reasons for Recommendation and Relevant Development Plan Policies:

Having regard to the pattern of existing development in the area, representations received and relevant provisions of the development plan, as summarised below, it is considered that subject to compliance with the conditions attached to this permission, the proposed development would be in accordance with the development plan as it relates to the conversion of an existing building, provides rural employment along with highway improvements and would not be detrimental to the character or appearance of the area or to the amenities of nearby residential properties.

Hinckley & Bosworth Borough Council Local Plan (2001):- BE1, BE20, NE5, EMP4 and T5

In pursuance of its powers under the Town and Country Planning Act 1990, the Hinckley and Bosworth Borough Council grants permission for the carrying out of the development referred to in Part I hereof in accordance with the application form and plans submitted, subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

2. This permission relates to the application as revised by amended plan No. P38.2-001D received by the Local Planning Authority on 7th November 2008.

3. This permission shall operate solely for the benefit of the applicant and shall not run with the land.

4. The premises shall not be used other than for purposes falling within Class B8 and B1(a) of the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

5. Prior to the development first being brought into use, the highway improvement works to provide two passing bays on Manor Lane and to improve visibility at the junction of Manor Lane with Kirkby Lane/Main Street shall be provided in general accordance with the submitted Drg No. P38.2-002C. The visibility splays and passing bays shall be set out to the satisfaction of the Local Planning Authority in consultation with the Highway Authority and once provided so maintained at all times thereafter.

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

6. No deliveries shall be taken at or dispatched from the site between the hours of 5.30 pm and 8.30am Mondays to Saturdays nor at any time on Sundays.

7. Before first use of the development hereby permitted the access drive shall be surfaced with hard bound porous material (not loose aggregate) for a distance of at least 10 metres behind the Highway boundary and once provided shall be so maintained at all times thereafter.

8. There shall be no storage of materials, plant, oil drums, tyres or waste materials of any description on the open area of the site, unless otherwise indicated on the approved plan.

9. No development shall commence on site until full details of a landscaping scheme have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out in accordance with the approved scheme. These details shall include planting plans, written specifications, schedules of plants, noting species, plant sizes and proposed numbers together with an implementation programme.

The reasons for the conditions are:-

1. To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2. To define the permission.

3. To ensure that the premises is not used for a more traffic-intensive use within the same Use Class in the interests of highway safety and to protect the amenities of nearby residential properties to accord with policies BE1, BE20, EMP4 and NE5 of the adopted Hinckley and Bosworth Local Plan.

4. To ensure that the use remains compatible with the surrounding area and in the interests of road safety to accord with policies BE1, EMP4 and NE5 of the Hinckley & Bosworth Local Plan.

5. To afford adequate visibility at the junction to cater for the expected volume of traffic joining the existing highway network and to afford adequate passing provision along Manor Lane in the interests of general highway safety to accord with policies BE1, BE20, EMP4 and NE5 of the adopted Hinckley and Bosworth Local Plan.

6. To safeguard amenities of neighbouring properties to accord with policies BE1 and EMP4 of the adopted Hinckley & Bosworth Local Plan.

7. To reduce the possibility of deleterious material (loose stones etc) being deposited in the highway in the interests of highway safety to accord with policies BE20, EMP4 and NE5 of the adopted Hinckley and Bosworth Local Plan.

8. To ensure that the site does not deteriorate into an untidy condition to accord with policies BE1, BE20, EMP4 and NE5 of the adopted Hinckley and Bosworth Local Plan.

9. To enhance the appearance of the site and to ensure that the work is carried out within a reasonable period and thereafter maintained to accord with policies BE1 and NE5 of the adopted Hinckley & Bosworth Local Plan.

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 6th 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 - (telephone 0116 3052725).

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5. If development traffic leads to any damage of the highway, overriding of verges on Manor Lane or the central splitter island at the Manor Lane / Main Street junction the Highway Authority will require the applicant to pay for any damage to be reinstated.

6. List of Plans used in the determination of this application:- Drg Nos. P38.2-001D, P38.2-002C, P38.2-003 and P38.2-004A.

7. In relation to Condition 9, the details should include the planting of native species appropriate to this rural location to help to screen the building and new access from the wider landscape including post and rail fencing and native hedgerows and trees.

T. M Prowse

Date:- 12 November 2008

TREVOR PROWSE
PROPER OFFICER OF THE COUNCIL