HINCKLEY & BOSWORTH BOROUGH COUNCIL

We certify this to be a true copy of the original
McGuinness Finch
Solicitors
9 Portland Place
London W1N 9AE
Date

Town and Country Planning Act 1990

PLANNING PERMISSION

Name and Address of Applicant	Name and Address of Agent (if any)
Grantchester Group Plc Holgate Court Western Road Romford Essex	Geoffrey Reid Associates 42 Portland Place London W1N 3DG

Part I - Particulars of Application

Date of Application	Application No.
13.06.96	96/00454/FUL

Particulars and location of development:

ERECTION OF RETAIL WAREHOUSE DEVELOPMENT WITH ANCILLARY GARDEN CENTRE, PUB/RESTAURANT AND ASSOCIATED WORKS

Land At Junction Of Northern Perimeter Road And Stoke Road Hinckley

Part II - Particulars of decision

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

1 The development hereby permitted shall be begun within five years from the date of this permission.

2 This consent relates to the application as revised by amended plan 96/00454B/FUL received by the Local Planning Authority on 31st July 1996.

3 Before any development commences, representative samples of the types and colours of materials to be used on the external elevations of the proposed development shall be deposited with and approved by the Local Planning Authority.

4 The buildings shall not be occupied until the area indicated for car parking and servicing on drawing No. 4366/GF/04/A has been hard surfaced, drained and marked out and the access road constructed and surfaced.

5 All surface water drainage from the car parking and delivery areas shall be passed through an oil interceptor designed and constructed in accordance with BS8301:1985 of a capacity compatible with the site being drained prior to discharge into any watercourse. Surface water sewer or soakaway system.

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

Continuation 96/00654/FUL.....

6 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 or any equivalent provision in any statutory instrument amending or revoking and re-enacting that order, the A1 units hereby approved shall only be used for the sale of D.I.Y. goods, garden items, furniture, carpets and floor coverings, electrical goods and automobile accessories and not for the sale of any other goods unless they have first been approved in writing by the Local Planning Authority.

7 No gates shall be erected on the vehicular access to the site unless previously agreed in writing with the Local Planning Authority.

8 The access road shall be laid out and completed to an adoptable standard before the development hereby permitted is first brought into use.

9 No walls, planting or fences shall be erected or allowed to grow within the visibility splays exceeding 0.9 metres in height above the level of the adjoining carriageway.

10 A public sewer crosses the site and shall not be built over or nearer to than 3 metres, unless otherwise agreed in advance with the Local Planning Authority.

11 Before any development is commenced on site a landscaping scheme shall be submitted to and approved by the Local Planning Authority for the area coloured green on the approved plan. This scheme shall indicate the proposed species and their disposition.

12 The approved landscaping scheme shall be carried out during the first appropriate planting season following the date when the proposed retail units and public house/restaurant are first brought into use. The scheme shall be maintained for a period of five years from the date of planting. During this period any trees or shrubs which die or are damaged, removed, or seriously diseased shall be replaced by trees or shrubs of a similar size and species to those originally planted.

13 The retail units shall be open to the public only between the hours of 08.00 hours and 20.00 hours Monday to Thursday, 08.00 hours to 21.00 hours on Fridays, 08.00 hours to 20.00 hours on Saturdays and 10.00 hours and 17.00 hours on Sundays.

14 Full details of the acoustic fence shall be submitted to and approved by the Local Planning Authority and shall be erected in the position as indicated on the submitted plan hereby approved before the retail units are first brought into use.

15 Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound should be at least equivalent to the 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow outlets should be detailed to discharge downwards into the bund.

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16 Full details of a scheme of boundary fencing/walls shall be submitted to and approved in writing by the Local Planning Authority before the commencement of any works. All fencing/walls as may be approved in writing by the Local Planning Authority shall be erected prior to the public house and retail units first being brought into use and thereafter maintained.

17 Notwithstanding the provisions of the Town and Country Planning (Control of Advertisements) Regulations 1992, or any subsequent re-enactment or revisions, no sign shall be displayed without first obtaining the express consent of the Local Planning Authority.

The reasons for the conditions are :-

1 To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

2 To define the permission.

3 To ensure that the development has a satisfactory external appearance.

4 In order to provide adequate off-street car parking.

5 To avoid water pollution.

6 In order to safeguard the viability of retail trading in the Hinckley Town Centre.

7&8 In the interests of road safety.

9 To ensure that an adequate line of vision is available in the interests of road safety.

10 To safeguard the stability of the sewer.

11 To enhance the appearance of the development.

12 To ensure that the work is carried out within a reasonable period and thereafter maintained.

13/14 To safeguard the amenity of occupiers of nearby dwellings.

15 To avoid water pollution.

16/17 In the interests of visual amenity and highway safety.

NOTES TO APPLICANT :-

1 This consent does not grant approval under the Building Act 1984 and the Building Regulations 1991 for which a separate application may be required. You are advised to contact the Building Control Section.

2 The premises must fully comply with the Health and Safety at Work Act 1974.

Proper officer of the Council

Date : 21.08.96