HINCKLEY & BOSWORTH  **BOROUGH COUNCIL**

Town and Country Planning Act 1990

REFUSAL OF PLANNING PERMISSION

Name and Address of Applicant
ADEPT CARE GROUP
Moat House
New Road
Burbage
Leicestershire
LE10 2AW

Name and Address of Agent (if any)
Mr Barry Waine
The Lakes
Northampton
Northants
NN4 7SH

Part I - Particulars of Application

Date of Application	**Application No.**
10 September 2007	07/01066/FUL

Particulars and location of development:

ERECTION OF RESIDENTIAL CARE HOME

Moat House Retirement Home New Road Burbage Hinckley 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. In the opinion of the Local Planning Authority, the proposed residential care home by virtue of its size, mass and design would result in a development which over dominates the surrounding properties and area resulting in an incongruous development within Burbage Conservation Area. The proposal is therefore considered contrary to Strategy Policy 10 and Environmental Policy 1 of the Leicestershire, Leicester and Rutland Structure Plan, and BE1, BE7 and CF8 of the adopted Hinckley and Bosworth Local Plan.

2. In the opinion of the Local Planning Authority, the proposed development would result in the loss of a number of mature trees that are within a Conservation Area and subject of a Tree Preservation Order. The trees are considered important to the visual amenity of the area and the character of the Conservation Area and their removal is therefore considered to be contrary to Policy BE1 and BE7 of the Adopted Hinckley and Bosworth Local Plan.

3. In the opinion of the Local Planning Authority, the lack of any definitive financial contribution to address the increase in pressure placed on library facilities by the proposed development would not accord with Circular 5/05, Strategy Policy 11 of the adopted Leicestershire, Leicester and Rutland Structure Plan 1996 to 2016 and Policy IMP1 of the adopted Hinckley and Bosworth Local Plan.

Date :16 January 2008

PETER F CASH
PROPER OFFICER OF THE COUNCIL

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