HINCKLEY & BOSWORTH BOROUGH COUNCIL

Town and Country Planning Act 1990

PLANNING PERMISSION

Name and Address of Applicant
Groby Lodge Estate Partnership
The Grey Lodge
Groby Lodge Estate
Groby
Leicestershire
LE6 OGN

Name and Address of Agent (if any)
David Granger Architectural Design Ltd
The Old Dairy
Mill Street
Packington
Ashby-de-la-Zouch
Leicestershire
LE65 1WN

Part I - Particulars of Application

Date of Application	**Application No.**
19 December 2007	07/01477/COU

Particulars and location of development:

CONVERSION OF FARM BUILDINGS TO B1 AND B8 USE

Groby Lodge Farm Markfield Road Groby Leicester Leicestershire

Part II - Particulars of decision

SUMMARY OF DECISION - The proposal is in conformity with Policy/Policies BE1, BE16, NE5, NE9, NE12, NE13, NE14, NE19, T5, T9 and T11 of the Hinckley and Bosworth Local Plan. Planning permission is granted subject to conditions.

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. Before any development commences, representative samples of the types and colours of materials to be used on the external elevations of the buildings shall be deposited with and approved in writing by the Local Planning Authority, and the scheme shall be implemented in accordance with those approved materials.

3. 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 agreed in writing by the Local Planning Authority.

4. No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of historic building recording. This work shall be conducted in accordance with a written scheme of investigation, which has been submitted and approved in writing by the Local Planning Authority.

5. Before any development commences, a Method Statement detailing remediation requirements, including measures to minimise the impact on ground and surface waters, shall be submitted to and approved in writing by the Local Planning Authority. The remediation works shall then be completed in accordance with the approved details.

6. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the interceptor.

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

7. 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 shall be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound shall be at least equivalent to the capacity of the largest tank, vessel or the combined capacity of interconnected tanks or vessels plus 10%. All filling points, associated pipe work, vents, gauges and sight glasses must be located within the bund or have separate secondary containment. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipe work shall be located above ground and protected from accidental damage. All filling points and tank/vessels overflow pipe outlets shall be detailed to discharge downwards into the bund.

8. Notwithstanding the submitted details, no development approved by this permission shall be commenced until a scheme for the provision and implementation of surface water run-off limitation has been submitted to and approved in writing by of the Local Planning Authority. The scheme shall incorporate sustainable drainage principles to reduce flood risk and improve water quality, and shall be implemented in accordance with the approved programme and details.

9. No part of the development hereby approved shall be occupied until details of a Green Commuter Travel Plan containing a travel to work, car use and car parking management strategy for the site as a whole has been submitted to and agreed in writing by the Local Planning Authority. The Green Commuter Travel Plan shall then be implemented in accordance with the approved details.

10. Prior to the development commencing, access improvements to the sites Ratby Lane junction shall be provided as shown on the approved drawing No. 03.1712.38B. Nothing shall be allowed to grow above a height of 0.9 metres above carriageway level within the visibility splays.

11. Prior to development commencing details of the treatment of the bridleway / footway / cycleway link from the buildings to the A50 Markfield Road, Groby shall be submitted to and approved in writing by the Local Planning Authority and shall include measures to restrict all vehicular access to the application site from the A50 and any street lighting. The development shall then be carried out in accordance with the approved details.

12. Prior to the development commencing details of road traffic signing for the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

13. The car parking and lorry parking shown within the site shall be provided before the development is brought into use and shall thereafter permanently remain available for such use.

14. The premises shall not be used other than for purposes falling within Classes B1 and B8 (as shown on the approved drawing No. 03.1712.29B) 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.

15. Before development commences full details of the provision to be made for landscaping of the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

16. The approved hard and soft landscaping scheme shall be carried out in accordance with the approved details. The soft landscaping 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 at which time shall be specified in writing by the Local Planning Authority.

17. Notwithstanding the information already submitted, no development approved by this permission shall be commenced until a further ecological assessment, carried out during the appropriate season, has been submitted to and approved in writing by the Local Planning Authority. The assessment shall fully consider the impact of the development on bats and potential roosts on the site, together with a mitigation plan where necessary. No development shall take place except in accordance with the approved details.

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18. Before any development commences on site full details of the proposed illumination of the site and access roads shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

19. This permission relates to the application as revised by amended plan Nos. 03.1712.30C and 03.1712.37C received by the Local Planning Authority on 6th March 2008.

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 ensure that the development has a satisfactory external appearance to accord with policy BE1 of the adopted Hinckley & Bosworth Local Plan.

3. To ensure that the site has a satisfactory external appearance and does not deteriorate into an untidy condition to accord with policies NE5 and NE9 of the adopted Hinckley and Bosworth Local Plan.

4. To ensure satisfactory historic building recording to accord with policy BE16 of the adopted Hinckley and Bosworth Local Plan.

5. To ensure that the site is suitable for its intended use, and to protect surface and groundwater quality in the area to accord with policy NE14 of the adopted Hinckley and Bosworth Local Plan.

6. To prevent pollution of the water environment to accord with policy NE14 of the adopted Hinckley and Bosworth Local Plan.

7. To prevent pollution of the water environment to accord with policy NE14 of the adopted Hinckley and Bosworth Local Plan.

8. To prevent the increased risk of flooding to accord with policy NE13 of the adopted Hinckley and Bosworth Local Plan.

9. In the interests of sustainable development and to promote alternative modes of travel to the site to accord with policies T3 and T9 of the adopted Hinckley and Bosworth Local Plan.

10. To afford adequate visibility at the junction to cater for the expected volume of traffic joining the existing highway network and to provide safe harbourage for right turning vehicles in the interests of highway safety to accord with policy T5 of the adopted Hinckley and Bosworth Local Plan.

11. In the interests of highway and pedestrian safety to accord with policy BE1 of the adopted Hinckley and Bosworth Local Plan.

12. In the interests of highway safety to provide directional signing to the development to accord with policy T5 of the adopted Hinckley and Bosworth Local Plan.

13. To ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking problems in the area to accord with policies BE1 and T5 of the adopted Hinckley and Bosworth Local Plan.

14. To ensure that the use remains compatible with the surrounding area and does not become a source of annoyance to nearby residents to accord with policy BE1 of the adopted Hinckley and Bosworth Local Plan.

15. To enhance the appearance of the development to accord with policy BE1 and NE5 of the adopted Hinckley & Bosworth Local Plan.

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

17. The bat survey reports submitted with the application did not adequately consider the impact on bats and their roosts and this information is required to accord with policy NE8 of the adopted Hinckley and Bosworth Local Plan.

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18. To ensure that the development has a satisfactory external appearance and is in keeping with the rural character of the area to accord with policies BE1 and NE5 of the adopted Hinckley and Bosworth Local Plan.

19. To define the permission.

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. 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 01509 622100/01455 287202).

4. The proposal is situated in excess of 45 metres from the Highway. In order to cater for emergency vehicles the drive and any turning areas shall be constructed so as to cater for a commercial or service vehicle in accordance with British Standard B.S.5906, 2005 and Building Regulations Approved Document B, Fire Safety 2006.

5. C.B.R. Tests shall be taken and submitted to the County Council's Area Manager prior to development commencing in order to ascertain road construction requirements. No work shall commence on site without prior notice being given to the Area Manager.

6. The Developer will be required to enter into an agreement with the Highway Authority under Section 278 of the Highways Act 1980 for works within the highway and detailed plans shall be submitted and approved in writing by the Highway Authority. The Section 278 Agreement must be signed and all fees paid and surety set in place before the Highway works are commenced.

7. With regard to the required traffic signing you must ensure that prior approval is obtained from the County Council's Area Manager for the size, design and location of any sign in the Highway. Before you draw up a scheme, the Area Managers' staff (Tel. 01455 287202) will be happy to give informal advice concerning the number of signs and the locations where they are likely to be acceptable. This will reduce the amount of your abortive sign design work.

8. A public footpath / bridleway crosses the site and this must not be obstructed or diverted without obtaining separate consent from Leicestershire County Council.

T. M Prowse

TREVOR PROWSE
PROPER OFFICER OF THE COUNCIL

Date:- 12 March 2008