

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990

Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

PRIOR APPROVAL REQUIRED AND GRANTED

Name and Address of Applicant

Mr And Mrs Hunt
Willow Farm
Fenn Lanes
Fenny Drayton
Nuneaton
Leicestershire
CV13 6BJ

Name and Address of Agent (if any)

Mr Matt Taylor
Class Q
The Grey House
3 Broad Street
Stamford
PE9 1PG

Particulars of Application

Date of Notification

26 June 2023

Reference No.

23/00637/P3CQ

Particulars and location of development :

Change of use of agricultural building to a single dwelling

Willow Farm Fenn Lanes Fenny Drayton Nuneaton Leicestershire

Information that the developer provided to the Local Planning Authority:

- Application Form (submitted: 26.06.2023)
 - Bat, Barn Owl Survey Report (submitted: 29.06.2023)
 - Compliance Statement (submitted: 26.06.2023)
 - Existing Site Location, Block Plan, Drg No. E001 Rev A, Existing Floor Plan, Elevations, Drg No. E010 Rev A, Proposed Site Location, Drg No. P003 Rev A Proposed Floor Plan, Elevations, Drg No., P010 Rev A (submitted: 26.06.2023)
 - Proposed Site and Location Plan (submitted: 08.08.2023)
 - Structural Report (submitted: 29.06.2023)
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I write further to your recent application under Class Q of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 for prior approval with respect to the above proposal.

It is hereby confirmed that the Council's **prior approval is required and granted, subject to the following conditions:**

1. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:
 - Existing Site Location, Block Plan, Drg No. E001 Rev A, Existing Floor Plan, Elevations, Drg No. E010 Rev A, Proposed Site Location, Drg No. P003 Rev A Proposed Floor Plan, Elevations, Drg No., P010 Rev A (submitted: 26.06.2023)
 - Proposed Site and Location Plan (submitted: 08.08.2023)

Reason: To ensure a satisfactory form of development in accordance with Policies DM1 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

2. No development approved by this permission shall be commenced until a scheme for the investigation of any potential land contamination on the site has been submitted to, and agreed in writing by, the Local Planning Authority, which shall include details of how any contamination shall be dealt with. The approved scheme

shall be implemented in accordance with the agreed details, and any remediation works so approved shall be carried out prior to the site first being occupied.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised in accordance with Policy DM7 of the Site Allocations and Development Management Policies Development Plan Document (2016).

3. If during development, contamination not previously identified is found to be present at the site, no further development shall take place until an addendum to the 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. Any remediation works so approved shall be carried out prior to the site first being occupied.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

4. The development shall be carried out in full accordance with the recommendations within Section 5 of the Bat, Barn Owl Survey Report (submitted: 26.06.2023).

Reason: In order to protect the protected wildlife species and their habitats that are known to exist on site in accordance with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

5. The development hereby permitted shall not be occupied until such time as the existing adjoining structure to the west of the building, adjacent to the Office, and Bedroom 2, has been demolished.

Reason: In order to provide adequate natural light to the habitable rooms in the interests of safeguarding the residential amenity of the future occupants of the scheme in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), and Paragraph 130 of the National Planning Policy Framework (2021).

6. The development hereby permitted shall not be occupied until such time as the existing adjoining structure to the east of the building, situated next to the Kitchen/Living/Dining Room and Boot Room, has been removed from agricultural use. This structure will then be restricted to the ancillary residential use of the Applicant.

Reason: In order to provide adequate natural light to the habitable rooms in the interests of safeguarding the residential amenity of the future occupants of the scheme in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), and Paragraph 130 of the National Planning Policy Framework (2021).

7. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Proposed Site and Location Plan (submitted: 08.08.2023). Thereafter the onsite parking provision shall be so maintained in perpetuity.

Reason: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally (and to enable vehicles to enter and leave the site in a forward direction) in the interests of highway safety and in accordance with the National Planning Policy Framework (2021).

IT IS EXTREMELY IMPORTANT THAT YOU READ AND UNDERSTAND ALL OF THE FOLLOWING INFORMATIVES:

NOTES TO APPLICANT :-

1. The approved development may require Building Regulations Approval, for further information please contact the Building Control team via e-mail at buildingcontrol@hinckley-bosworth.gov.uk or call 01455 238141.
2. In relation to Conditions 02 and 03, advice from Environmental Health should be sought via esadmin@hinckley-bosworth.gov.uk to ensure that any investigation of land contamination is in accordance with their policy.
3. Hinckley & Bosworth Borough Council's recycling and refuse collection services are from the boundary to the adopted highway. Further information and guidance regarding the adequate provision of waste and recycling containers and their storage and collection is available within the Council's Wheeled Bin and Container Policy (2018), which is available on the Council's website. It will be the responsibility of the occupiers to

ensure that all containers/wheeled bins are brought to the collection point and returned to private properties after collection place. Please ensure occupiers are advised procedure and bin collection points.

4. The surface water drainage system for the proposed development should incorporate sustainable drainage principles (SuDS) to mitigate the risk of flooding on the site and ensure that surface water runoff does not increase flood risk elsewhere. The proposals should also include measures to address issues of water quality in accordance with current SuDS guidance.
5. The proposed outfall for the discharge of surface water runoff from the development should be in accordance with the hierarchical approach outlined in Building Regulations Part H.
6. The use of infiltration drainage is preferred, subject to the site being free from a contaminated ground legacy. The suitability of the ground strata for soakaway drainage should be ascertained by means of the test described in BRE Digest 365, and the results approved by the Building Control Surveyor before development is commenced. If the ground strata are insufficiently permeable to avoid discharging some surface water off-site, flow attenuation methods should be employed, either alone or in combination with infiltration systems and/or rainwater harvesting systems.

C. Brown.

Christopher Brown MRTPI
Head of Planning

Date : 21 August 2023