

Town and Country Planning Act 1971

PLANNING PERMISSION

Name and address of applicant

D. W. & E. J. Jackson & Son,
Bull in the Oak Farm,
Market Bosworth,
Nuneaton, Warks.

Name and address of agent (if any)

David Granger Architectural Design,
Croftside,
24, Ashby Road,
Packington, Leics.

Part I - Particulars of application

Date of application

21/02/89

Application No.

89/0224/4

Particulars and location of development:

Change of use of farm outbuildings to provide three dwellings

Bull in the Oak Farm, Bosworth Road, Cadeby

Part II - Particulars of decision

In pursuance of its powers under the Town and Country Planning Act, 1971, 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. Before any development commences, details of the types and colours of materials to be used on the external elevations of the proposed dwellings shall be deposited with and approved by the Local Planning Authority.
3. Details of the surfacing of the car parking spaces shall be submitted to and approved by the Local Planning Authority before the development commences.
4. The access drive shall be surfaced in tarmac or similar materials (for the first 5 metres beyond the highway boundary) before the dwelling is first occupied.
5. The car parking or turning areas indicated on the approved plan shall be provided before any of the dwellings are completed and kept available for use at all times.
6. The gradients of the vehicular drives shall not be steeper than 1 in 20 unless otherwise agreed in writing with the Local Planning Authority.
7. No gates shall be erected on the vehicular access to the site.
8. The wall to the east of the access shall be reduced to 900mm.
9. The development shall be drained by separate systems with surface water excluded from the foul sewers.
10. Before development commences details of existing and proposed surface water disposal shall be submitted to and approved by the Local Planning Authority.
11. The approved method of surface water disposal shall be implemented before development commences.
12. The use of the garages shall at all times remain incidental to the enjoyment of the dwelling houses and no trade or business shall be carried out therefrom.
13. Before any development is commenced on site a landscape scheme shall be submitted to and approved by the Local Planning Authority. This scheme shall indicate the treatment proposed for all ground surfaces together with the species and materials proposed and their disposition.

Continued...

Date:

22nd April 1989

Proper Officer of the Council

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

14. The approved scheme shall be carried out during the first appropriate planting season following the date when the proposed dwellings ready for occupation. The scheme shall be maintained for a period of four 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 required to be planted.
15. Screen walls and fences shall be erected in the positions shown on the approved plan before the dwellings to which they relate are first occupied and thereafter retained.
16. Notwithstanding Class B of the Town and Country Planning General Development Order 1989, no dormer windows or rooflights shall be inserted in the roof of the development without the prior consent of the Local Planning Authority.
17. Before any building works commence on site the hedge within the applicants control fronting Gosworth Road shall be removed in order to provide a 2.4 metre by 160 metre visibility splay to the west and the land within the splay and the highway shall be cleared to ground level and so be maintained.
18. The drive shall be widened to a minimum of 5 metres from the highway to the arch and shall be surfaced in tarmac or similar bound materials before the dwellings are first occupied.

Reasons :-

1. To comply with the requirements of Section 41 of the Town and Country Planning Act 1971.
2. To ensure that the development has a satisfactory external appearance.
3. In the interests of amenity.
4. In the interests of road safety and amenity.
5. To ensure that vehicles may enter and leave the site in a forward direction in the interests of road safety and to ensure that adequate off-street parking facilities are available.
6. In the interests of road safety.
7. In the interests of road safety.
8. To ensure that an adequate line of vision is available in the interests of road safety.
9. To safeguard the capacity of the foul sewer.
10. To ensure satisfactory provisions are made for the drainage of the site.
11. To ensure satisfactory provisions are made for the drainage of the site.
12. To protect the amenities of the nearby residents.
13. To enhance the appearance of the development.
14. To ensure that the work is carried out within a reasonable period and thereafter properly maintained.
15. In the interests of privacy and visual amenity.
16. To ensure that the building if altered has a satisfactory external appearance.
17. To ensure that an adequate line of vision is available in the interests of road safety.
18. In the interests of road safety and amenity.

Note to Applicant :-

- (i) This consent does not grant approval under the Building Regulations 1985 for which a separate application may be required. You are advised to contact the Building Control Section.
- (ii) Surface water shall be discharged to a soakaway or a natural watercourse.
- (iii) It will be necessary to apply to the Western Divisional Surveyor, Killwardby Street, Ashby de la Zouch, for permission to make alterations to a vehicular crossing.

Paul Ginnett for

Date: 22nd April 1989

Proper Officer of the Council