Burbage Parish Council

OBSERVATIONS ON PLANNING APPLICATIONS

APPLICATION NUMBER: 09/00194/FUL

ADDRESS: Smockington Farm Watling Street

DESCRIPTION: Erection of double garage

PLANNING MEETING HELD: 6th April 2009

Burbage Parish Council:

- [x] Does not object to this application
- [ ] Objects to this application for the reasons set out below :
- [ ] Has no observations to make on this application
- [ ] Wishes to make the following comments as set out below :

GENERAL PLANNING OBSERVATIONS

- [ ] The proposed development/change of use would have an unsatisfactory relationship with other nearby uses that would be significantly detrimental to the amenities enjoyed by the occupiers of those properties, due to considerations of :-
  - [ ] Privacy
  - [ ] Disturbance
  - [ ] Emissions
  - [ ] Light
  - [ ] Overbearing effect
  - [ ] Hours of Working
  - [ ] Noise
  - [ ] Vibration
  - [ ] Vehicular Activity
- [ ] The proposed development would be significantly out of keeping with the character / appearance of the area
- [ ] The proposed development would result in the over-development of the site due to factors including scale and mass
- [ ] Be of unsatisfactory design or external appearance
- [ ] Result in 'tandem development'
- [ ] On-site parking facilities should be provided:- Dwellings with more than 4 bedrooms - 3 spaces, 3 or less bedrooms - 2 spaces
- [ ] Planning obligations (new housing) when granting planning consent the Borough Council should secure a Planning Obligation from the applicants for:-
  - [ ] Highway Improvements
  - [ ] Community Facilities required to support the development
  - [ ] Public Transport
  - [ ] On/Off Site Children's Playspace/Recreational Open Space
  - [ ] Off-Site Landscaping
  - [ ] Affordable Housing in Perpetuity
  - [ ] Crime & Disorder Initiatives

CRIME & DISORDER

- [ ] The following crime prevention measures should be incorporated:-
  - [ ] Adequate street lighting provided before the properties are occupied
  - [ ] Adequate boundary fences provided
  - [ ] A comprehensive landscaping scheme to incorporate plant protection (thorny shrubs)
  - [ ] Other :-

EQUALITY & ACCESS

- [ ] No implications
- [ ] Comments: -

TREES / HEDGEROWS

- [ ] No implications
- [ ] Comments: -

SITE VISIT / NEIGHBOURS

- [ ] Hinckley & Bosworth Borough Council's Planning Committee are requested to undertake a site visit
- [ ] A wider consultation of owners & occupiers of properties in the surrounding area should be carried out in connection with the proposals