DELEGATED REPORT

Recommendation Made: 20 May 2008

Reference:- 08/00449/C **Parish:-** Bagworth Parish Council

Applicant:- Leicestershire County Council
County Hall
Championship Way
Glenfield
Leicestershire

Location:- Sewage Pumping Station Hawthorne Road Bagworth Leicestershire

Proposal:- ERECTION OF A NEW SEWAGE PUMPING STATION (SPS) WITHIN THE EXISTING SPS INCLUDING TWO NEW KIOSKS.

Introduction:-

This is an application submitted for consultation by the County Council under Regulation 3 of the Town and Country Planning General Regulations 1992 for the erection of a new sewage pumping station within the existing sewerage pumping station, including the siting of two new kiosks. The site is located off Hawthorn Road and is accessed via a narrow concrete track. The site is bounded by a steel post and rail fence, approximately 1.8m in height and is surrounded by residential properties in all directions. The design, scale and colour of the kiosks have been designed to have a minimal adverse impacts on the character and visual amenity of the surroundings.

Development Plan Policies:-

Hinckley & Bosworth Local Plan Policies

BE1 - Design and Siting

Appraisal:-

The main planning issue in respect of this development is the impact on the character of the area.

The scale, design and materials used assimilate the development into its surroundings and replicates what currently exists on the site. Thus the impact on character is considered minimal. As the development is screened by existing landscaping to the north, south and west, impacts on the character of the area are further reduced.

RECOMMENDATION :- Permit subject to the following conditions :-

1 Hinckley and Bosworth Borough Council does not object to the proposal

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.

Contact Officer:- Eleanor Shaw Ext 5691