HINCKLEY & BOSWORTH BOROUGH COUNCIL

Town and Country Planning Act 1990

PLANNING PERMISSION

Name and Address of Applicant	**Name and Address of Agent (if any)**
Mr And Mrs Assinder	C A Underwood
The Hollies	The Barn
The Green	Church Lane
Twycross	Ravenstone
	Leics

Part I - Particulars of Application

Date of Application	**Application No.**
10 December 2007	07/01440/COU

Particulars and location of development :

CHANGE OF USE FROM RESIDENTIAL INTO SCHOOL CLASSROOMS

The Cruck Cottage 7 Sheepy Road Twycross Atherstone Leicestershire

Part II - Particulars of decision

SUMMARY OF DECISION - The proposal is in conformity with Policy/Policies BE1 and BE7 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. Prior to the development being brought into use, the existing vehicular access to Cruck Cottage shall be closed permanently and the existing vehicular crossing reinstated in accordance with a scheme that has been submitted to the Local Planning Authority in consultation with the Highway Authority and agreed in writing.

3. The premises shall be used for school classrooms associated with Twycross House School and for no other purposes (including any other purposes in Class B1 of the Schedule to 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).

4. Before any development commences, representative samples of the types and colours of materials to be used on the boundary wall 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.

5. Notwithstanding the details submitted, no development shall be commenced until details of the off-street car parking provision have been submitted to and agreed in writing with the Local Planning Authority. The agreed scheme shall be implemented prior to the use hereby permitted being commenced and shall be retained thereafter.

The reasons for the conditions are :-

1. To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Continued (07/01440/FUL)...

2. To reduce the number of vehicular accesses to the site and consequently to reduce the number of potential conflict points.

3. To preserve the amenities of the locality and for the avoidance of doubt.

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

5. The submitted details are unacceptable.

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. Any internal alterations should respect the historical fabric of the building, particularly the cruck frame.

4. With regard to condition No. 5 above, the details should include a scheme which breaks up the concentration of car parking spaces at the front of the premises.

T. H Prowse

TREVOR PROWSE
PROPER OFFICER OF THE COUNCIL

Date:- 4 February 2008