HINCKLEY & BOSWORTH BOROUGH COUNCIL

Town and Country Planning Act 1990

PLANNING PERMISSION

Name and Address of Applicant
Andrew Green
Sherwood
Nutts Lane
Hinckley
Leicestershire
LE10 3EG

Name and Address of Agent (if any)

Part I - Particulars of Application

Date of Application	**Application No.**
18 June 2007	07/00712/COU

Particulars and location of development :

CHANGE OF USE FROM RESIDENTIAL TO PART RESIDENTIAL AND PART STORAGE OF MOTOR HOMES (MAXIMUM 4 VEHICLES)

Sherwood Nutts Lane Hinckley Leicestershire LE10 3EG

Part II - Particulars of decision

SUMMARY OF DECISION - The proposal is in conformity with Policy/Policies BE1 and NE5 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. No more than 4 motor home vehicles shall be stored within the site at any time. The motor home vehicles shall only be stored within the area edged red and shaded pink on the attached 'Permitted Area' plan.

2. Notwithstanding the provisions 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 with or without modification the area edged red and shaded pink on the attached 'Permitted Area' plan shall not be used for any other purposes than the storage of an absolute maximum of 4 motor home vehicles, unless planning permission for such development has first been granted by the Local Planning Authority.

3. No motor home vehicles shall enter, leave or be moved within, the site between the hours of 23:00 and 07:00.

4. No retail sales, maintenance or repair of motor home vehicles shall take place at the application site.

5. This permission shall operate solely for the benefit of the applicant and shall not run with the land.

6. If any vehicular access gates, barriers, bollards, chains or other such obstructions are to be erected they shall be set back a minimum distance of 15 metres behind the highway boundary and shall be hung so as to open inwards only.

7. No later than 3 months from the date of this permission, 2.0 metre by 2.0 metre pedestrian visibility splays shall be provided on the highway boundary on both sides of the existing access, on the land within the control of the applicant. Nothing shall be erected or allowed to grow in excess of 0.6 metres above ground level within those splays, and they shall be so maintained in perpetuity.

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The reasons for the conditions are :-

1. To safeguard amenities of neighbouring properties to accord with policy BE1 of the adopted Hinckley & Bosworth Local Plan.

2. To safeguard amenities of neighbouring properties to accord with policy BE1 of the adopted Hinckley & Bosworth Local Plan.

3. To safeguard amenities of neighbouring properties to accord with policy BE1 of the adopted Hinckley & Bosworth Local Plan.

4. To safeguard amenities of neighbouring properties to accord with policy BE1 of the adopted Hinckley & Bosworth Local Plan.

5. To safeguard amenities of neighbouring properties to accord with policy BE1 of the adopted Hinckley & Bosworth Local Plan.

6. To enable a motor home vehicle to stand clear of the highway to accord with policy T5 of the adopted Hinckley and Bosworth Local Plan.

7. In the interests of pedestrian safety to accord with policy T5 of the adopted Hinckley and Bosworth Local Plan.

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.

Date:- 20 September 2007

PETER CASH
PROPER OFFICER OF THE COUNCIL