

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990

**Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015
(as amended)**

PRIOR APPROVAL REQUIRED AND GRANTED

Name and Address of Applicant

Mrs Vicki Garland
Ratcliffe House Farm
Ratcliffe House Lane
Ratcliffe Culey
Atherstone
Leicestershire
CV9 3LZ

Name and Address of Agent (if any)

Mrs Lizzie Beresford
Marrons
1 Colton Square
Leicester
LE1 1QH

Particulars of Application

Date of Notification

3 January 2024

Reference No.

23/01207/P3CQ

Particulars and location of development :

Conversion of agricultural building to dwellinghouse

Ratcliffe House Farm Ratcliffe House Lane Ratcliffe Culey Atherstone Leicestershire

Information that the developer provided to the local planning authority:

- Covering letter to application (submitted: 13.12.2023)
- Existing Plan and Elevation (submitted: 04.01.2024)
- Existing Site Location Plan, Drg No. 23/19 12A (submitted: 13.12.2023)
- Proposed Plan and Elevation (submitted: 04.01.2024)
- Site Plan, Drg No. 23/19 15B (submitted: 13.12.2023)
- Structural Report (submitted: 13.12.2023)

I write further to your recent application under Class Q of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 for prior approval with respect to the above proposal.

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It is hereby confirmed that the Council's **prior approval is required and granted**, subject to the following planning conditions:

1. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:
 - Existing Plan and Elevation (submitted: 04.01.2024)
 - Existing Site Location Plan, Drg No. 23/19 12A (submitted: 13.12.2023)
 - Proposed Plan and Elevation (submitted: 04.01.2024)
 - Site Plan, Drg No. 23/19 15B (submitted: 13.12.2023)

Reason: To ensure a satisfactory form of development in accordance with Policies DM1 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

2. No development approved by this permission shall be commenced until a scheme for the investigation of any potential land contamination on the site has been submitted in writing to, and approved in writing by, the Local Planning Authority, which shall include details of how any contamination shall be dealt with. The approved scheme shall be implemented in accordance with the agreed details and any remediation works so approved shall be carried out prior to the site first being occupied.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

3. If during development contamination not previously identified is found to be present at the site no further development shall take place until an addendum to the scheme for the investigation of all potential land contamination is submitted in writing to, and approved in writing by, the Local Planning Authority, which shall include details of how the unsuspected contamination shall be dealt with. Any remediation works so approved shall be carried out prior to the site first being occupied.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

4. The developed hereby permitted shall not be occupied until a scheme makes adequate provision for waste and recycling storage of containers and collection across the site which has been submitted in writing to and approved in writing to the Local Planning authority. The details should address accessibility to storage facilities and confirm adequate space is provided at the adopted highway boundary to store and service wheeled containers.

Reason: To ensure that the development makes adequate provision for waste and recycling storage in accordance with Section 46 of the Environmental Protection Act 1990 and Hinckley and Bosworth Borough Council's Wheeled Bin and Container policy (updated March 2018).

5. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Site Plan 23/19 15B (submitted: 13.12.2023). Thereafter the onsite parking provision shall be so maintained in perpetuity.

Reason: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally (and to enable vehicles to enter and leave the site in a forward direction) in the interests of highway safety and in accordance with the National Planning Policy Framework (December 2023).

6. The dwelling shall be restricted to a maximum floorspace of 465 square metres.

Reason: To ensure that the dwellings remains within the size limits set out in Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

IT IS EXTREMELY IMPORTANT THAT YOU READ AND UNDERSTAND ALL OF THE FOLLOWING INFORMATIVES:

NOTES TO APPLICANT :-

1. The approved development may require Building Regulations Approval, for further information please contact the Building Control team via e-mail at building.control@blaby.gov.uk or call 0116 272 7533.
2. In relation to Conditions 02 and 03, advice from Environmental Health should be sought via esadmin@hinckley-bosworth.gov.uk to ensure that any investigation of land contamination is in accordance with their policy.
3. Hinckley & Bosworth Borough Council's recycling and refuse collection services are from the boundary to the adopted highway. Please refer to the policies within the Wheeled Bin and Container Policy (updated March 2018). It would be advisable to include an area near the roadside for the safe placement of the various

containers on collection day. This will then keep the access clear to allow vehicular access. It will be the responsibility of the occupiers to ensure that all containers/wheeled bins are brought to the collection point.

4. The surface water drainage system for the proposed development should incorporate sustainable drainage principles (SuDS) to mitigate the risk of flooding on the site and ensure that surface water runoff does not increase flood risk elsewhere. The proposals should also include measures to address issues of water quality in accordance with current SuDS guidance.
5. The proposed outfall for the discharge of surface water runoff from the development should be in accordance with the hierarchical approach outlined in Building Regulations Part H.
6. The use of infiltration drainage is preferred, subject to the site being free from a contaminated ground legacy. The suitability of the ground strata for soakaway drainage should be ascertained by means of the test described in BRE Digest 365, and the results approved by the Building Control Surveyor before development is commenced.
7. If the ground strata are insufficiently permeable to avoid discharging some surface water off-site, flow attenuation methods should be employed, either alone or in combination with infiltration systems and/or rainwater harvesting systems.

Date : 27 February 2024



Christopher Brown MRTPI
Head of Planning