

Delegated Report

Planning Ref: 23/01183/FUL

Applicant: MESSRS D & R JACKSON

Ward: Cadeby Carlton M Bosworth & Shackerstone



Hinckley & Bosworth
Borough Council

Site: Manor Farm, 2 Carlton Road, Barton In The Beans

Proposal: Conversion of agricultural building to single dwellinghouse

1. Recommendations

1.1. Grant planning permission subject to:

- Planning conditions outlined at the end of this report

2. Planning application description

- 2.1. The proposal is for the conversion of the redundant farm outbuilding to provide a single storey dwellinghouse with six bedrooms. The proposal involves the removal of a single storey mono-pitched extension of the southern elevation, as well as the partial removal of the roof and walls on the southern elevation to form a courtyard garden area.
- 2.2. Other than these alterations, the proposal utilises existing openings and minimal additional windows, and is to retain the existing external materials with new vertical timber boarding and glazing on some parts of the building. A separate private amenity area is proposed to the west.
- 2.3. The proposal utilises the existing access arrangement from Carlton Road and provides four off street parking spaces.

3. Description of the site and surrounding area

- 3.1. The application site forms part of the Manor Farm complex, measures approximately 0.2ha, and comprises of a rectangular plan steel framed agricultural building dating from the late-20th century. It is one of a number of agricultural buildings laid out within a farmyard to the south of Manor Farmhouse. Manor Farmhouse is a three-storey red brick building dating from the late-18th century and is a grade II listed building. The site lies outside the settlement boundary of Barton In The Beans and is surrounded on three sides by open countryside, with the wider site and village boundary to the north.
- 3.2. The other buildings within the complex comprise of six red brick buildings to the south of the farmhouse, five of which date from the 19th century and one from the mid-20th century, and two Dutch barns to the west dating from the mid to late-20th. Historically the 19th century buildings formed a rectangular courtyard arrangement to the south of the farmhouse.
- 3.3. Manor Farmhouse and associated its associated gardens are separated from the farmyard by a brick boundary wall. The building to the north of the courtyard is physically attached to the southern elevation of Manor Farmhouse and it therefore is a curtilage listed structure. The remaining 19th century buildings that formed the courtyard are also considered to be curtilage listed by virtue of their age, proximity, group value and historic association within the farmhouse. For these reasons the buildings also make a positive contribution to the setting of the farmhouse.
- 3.4. The mid-20th century brick building, Dutch barns and the steel framed building (with this building being subject to the application) are not curtilage listed buildings. These buildings are of no particular historic or architectural merit but given their typical agricultural function and appearance they form part of the wider farming

operations of the farmhouse and are considered to be a neutral presence in the wider setting of Manor Farmhouse.

Relevant planning history

17/00428/CQGDO

- Prior approval for a proposed change of use of an agricultural building to three dwellings (C3) and associated operational development
- Permitted Development
- 16.08.2017

19/00093/FUL

- Demolition of existing agricultural buildings and erection of 8 dwellings with associated landscaping
- Refused
- 15.07.2019

22/00907/P3CQ

- Prior Approval for the conversion of an existing agricultural building to provide 5 residential dwellings
- Prior approval refused
- 25.11.2022

21/01170/P3CQ

- Change of use of an agricultural building to 5 dwellings (Use Class C3)
- Planning permission required
- 26.11.2021

21/01170/P3CQ

- Change of use of an agricultural building to 5 dwellings (Use Class C3)
- Planning permission required
- 26.11.2021

22/00909/FUL

- Full Planning Application for the conversion of buildings to form 6no. dwellings with associated alterations, car parking, hard and soft landscaping
- Planning permission
- 17.01.2023

23/00159/P3CQ

- Conversion of existing agricultural building to five residential dwellinghouses
- Planning permission required
- 17.04.2023

4. Publicity

4.1 The application has been publicised by posting a site notice within the vicinity of the site and letters sent to neighbours.

4.2 One objection has been received making the following comments:

- Site is located within early medieval agricultural farm land close to a Grade II listed building.
- No appeal lodged for previous refusals.

5. **Consultation**

- 5.1 LCC Highways: No objections to proposal subject to conditions.
- 5.2 LCC Minerals: No objection.
- 5.3 LCC Ecology: No objection - the previous ecology report states the building has negligible bat roosting potential.
- 5.4 HBBC Waste Management: No objections, condition and one note to applicant.
- 5.5 HBBC Drainage: No objections, notes to applicant.
- 5.6 HBBC Environmental Health – Pollution: No objections, one condition.
- 5.7 HBBC Conservation Officer: No objection.
- 5.8 Desford Parish Council: Objection to the scheme, development in countryside.

6. **Policy**

6.1 **Site Allocations and Development Management Policies DPD (2016)**

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM4: Safeguarding the Countryside and Settlement Separation
- Policy DM10: Development and Design
- Policy DM11: Protecting and Enhancing the Historic Environment
- Policy DM12: Heritage Assets
- Policy DM15: Redundant Rural Buildings
- Policy DM17: Highways and Transportation
- Policy DM18: Vehicle Parking Standards

6.2. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2023)
- Planning Practice Guidance (PPG)

6.3. Other relevant guidance

- Good Design Guide (2020)
- National Design Guide (2019)

7. **Appraisal**

Key Issues

- Assessment against strategic planning policies
- Design and impact upon the character of the area
- Impact on heritage assets
- Impact upon neighbouring residential amenity
- Impact upon highway safety

Assessment against strategic planning policies

- 7.1. Paragraph 2 of the National Planning Policy Framework (NPPF) identifies that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Paragraph 2 of the NPPF also identifies that the NPPF is a material planning consideration in planning decisions. Paragraph 12 of the NPPF states that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where

planning applications conflict with an up-to-date plan, permission should not usually be granted unless other material considerations indicate otherwise.

- 7.2. The development plan in this instance consists of the Core Strategy (2009), and the Site Allocations and Development Management Policies (SADMP) Development Plan Document (2016).
- 7.3. The application site is located outside the settlement boundary of Barton in the Beans and is therefore sited within open countryside. Policy DM4 states that to protect its intrinsic value, beauty, open character and landscape character, the countryside will first and foremost be safeguarded from unsustainable development.
- 7.4. According to Policy DM4 of the SADMP, development in the countryside will be considered sustainable where:
 - a) It is for outdoor sport or recreation purposes (including ancillary buildings) and it can be demonstrated that the proposed scheme cannot be provided within or adjacent to settlement boundaries; or
 - b) The proposal involves the change of use, re-use or extension of existing buildings which lead to the enhancement of the immediate setting; or diversification of rural businesses; or
 - c) It significantly contributes to economic growth, job creation and/or
 - d) It relates to the provision of stand-alone renewable energy developments in line with Policy DM2: Renewable Energy and Low Carbon Development; or
 - e) It relates to the provision of accommodation for a rural worker in line with Policy DM5 -Enabling Rural Worker Accommodation.
- 7.5. Policy DM4 supports the re-use of buildings which lead to the enhancement of the immediate setting; or diversification of rural businesses, and therefore the proposal is considered acceptable.
- 7.6. Policy DM15 supports the re-use and/or adaption of redundant or disused rural buildings where:
 - a) The applicant demonstrates the building is no longer viable in its current use;
 - b) The applicant has adequately demonstrated the building is in a structurally sound condition and is capable of conversion without significant rebuild or alteration; and
 - c) Any proposed extension(s) or alterations are proportionate to the size, scale, mass and footprint of the original building and situated within the original curtilage; and
 - d) The proposed development accords with Policy DM10: Development and Design and relevant design guidance, DM11: Protecting and Enhancing the Historic Environment and DM12: Heritage Assets.

All development proposals for the re-use of redundant rural buildings should result in the enhancement of the immediate setting.
- 7.7. The main building subject to this application is visibly rundown and redundant, however it is in a structurally sound condition as demonstrated by the submitted Structural Survey (KSA Consulting Engineers, April 2024). It is therefore considered that the building is capable of conversion without significant rebuilding or alteration in accordance with DM15. The proposals do not include any extensions, however there are alterations including the removal of a mono-pitch extension and the removal of some of the roofscape to create a courtyard area. It is considered that the proposals

would enhance the immediate setting of the building and would secure a sustainable long-term future re-use of the building, thus according with Policies DM4 and DM15.

- 7.8. For the above reasons, the proposed change of use is consistent with the Development Plan, and the Framework. The principle of development is therefore considered acceptable.

Design and impact upon the character of the area

- 7.9. Policy DM4 of the SADMP seek to protect the intrinsic value, beauty, open character and landscape character of the countryside.
- 7.10. Policy DM10 of the SADMP seeks to ensure that new development should complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.
- 7.11. Being situated within a prominent position along Carlton Road, the site lies within an area where open countryside can be viewed from the small hilltop village as characterised in the LCA as providing a rural setting to this settlement. The village continues to be set within rolling farmsteads which contribute to its rural character.
- 7.12. The main form and design of the building would remain largely unchanged, with the existing steel portal frame and profile sheet roofing to remain, with York boarding, timber cladding and concrete infill panels in sections requiring reinforcement. The existing openings are to be predominantly maintained and elevation and infilled with glazing, which is appropriate for this type of development. The southern elevation is proposed to be the principal façade following the removal of the adjoining building, and this includes the creation of a courtyard area by removing a section of the building. This elevation would be predominantly clad in timber, other than for a rendered finish to the sections facing into the courtyard, and a small number of new openings for rectangular fenestration. It is considered that the rural and functional character of the building would be maintained and represent an enhancement to the immediate setting of the area, whilst also complementing the character of the surrounding area.
- 7.13. Details regarding landscaping are limited, therefore a pre-commencement condition has been added to secure these details. Specific elements to consider would be utilising native species hedgerows along the southern boundary of the access track and car parking area, retaining as much of the existing field boundary hedgerow to the south of the access as, avoiding harmful effects upon the farmyard character of the site via unnecessary subdivision of the amenity areas through high boundary treatments, and considering typical hard surfaces within farm courtyards, such as concrete, for amenity areas and driveway finishes, rather than overly domestic finishes.
- 7.14. As such it is considered that the proposal would not have a significant harmful impact on the character and appearance of the area and the proposed would accord with Policies DM4, DM10, DM11 and DM12 of the SADMP, section 16 of the NPPF and the statutory duty of section 66 of the Planning (Listed Building and Conservation Areas) Act 1990.

Impact on heritage assets

- 7.15. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on the local planning authority when determining applications for development which affects a listed building or its setting to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural and historic interest which it possesses.

- 7.16. Section 16 of the National Planning Policy Framework provides the national policy on conserving and enhancing the historic environment. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (paragraph 193). Paragraph 196 states that 'where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'.
- 7.17. In accordance with Policy DM11 of the SADMP and paragraph 196 of the NPPF the harm caused by the proposal should be weighed against the public benefits. Public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the NPPF (paragraph 8). Public benefits may include heritage benefits as specified in the Planning Practice Guidance.
- 7.18. The Conservation Officer has no objection to the proposal, making the following comments:

"A section of the existing building would be demolished, consisting of a dual pitched roof projection located off the southern elevation, as would the detached mid-20th century building to the west to facilitate circulation around the application building and into the courtyard to the north. The buildings proposed for demolition throughout the farmyard are of no historic or architectural interest and due to their siting, their loss would have no particular effect upon the significance of the main listed Farmhouse and curtilage listed buildings and would not be a negative change in their wider setting.

As part of the proposed conversion of the building the existing profile sheet roofing material is to be refurbished and retained. On most elevations the steel portal frame would be refurbished and left exposed. Across the east, north and west elevations much of the existing walling materials of York boarding, concrete infill panels and profile metal sheeting would be retained and refurbished. Areas of concrete block walling would be rendered over, and supplemented by areas of timber cladding and other small, rendered areas.

Existing openings are largely utilised for doors and windows along these elevations with infilled glazing. The southern elevation is proposed to be the principal façade following the removal of the adjoining building, and this includes the creation of a square courtyard area by removing a section of the building. This elevation would be predominantly clad in timber, other than for a rendered finish to the sections facing into the courtyard, and a small number of new openings for rectangular fenestration. In my opinion, other than for the proposed rendered finish to the walls (where alterations to timber cladding or metal sheeting could be considered), the predominantly rural and functional character of the building would be maintained following its proposed conversion and alterations, and it would continue to be a neutral presence in the wider setting of Manor Farmhouse.

The site plan indicates that the existing farm access adjacent to the application building, to the west of Carlton Road, would be used to access the site, with a defined driveway running along the southern and western elevations of the building, with a small garden area to the west of the building, and a dedicated parking area to the south of the drive to serve the proposed dwelling. In my opinion, this arrangement has the potential to maintain the rural setting of the site subject to the appropriate selection of hard and soft landscaping details and boundary treatments.

In my opinion the proposed removal of two farmyard buildings of no historic or architectural interest and the conversion of the application building to a dwelling

based on interventions that largely respect its predominantly rural and functional character would have no adverse impact upon the significance of the grade II listed building Manor Farmhouse, with the building continuing to be a neutral presence in its wider setting. Consideration however could be given to altering the domestic style interventions and rendered finished to the courtyard area of the southern elevation, and careful consideration must be given to the hard and soft landscaping details and boundary treatments surrounding the building. Should the application be approved, these details can be secured as part of a landscaping condition. For these reasons it is considered that the proposal would comply with Policies DM11 and DM12 of the SADMP, section 16 of the NPPF and the statutory duties of Section 66 of the of the Planning (Listed Buildings and Conservation Areas) Act 1990.”

- 7.19. For the above reasons it is considered that proposal would be compatible with the significance of the curtilage listed outbuildings of Manor Farm and it is compatible with the setting of the grade II listed building Manor Farmhouse. Consequently, the proposal would comply with Policies DM11 and DM12 of the Site Allocations and Development Management Policies DPD (SADMP), section 16 of the National Planning Policy Framework and the statutory duties of Sections 16 and 66 of the of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Impact upon neighbouring residential amenity

- 7.20. Policy DM10 of the adopted SADMP requires that development would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings.
- 7.21. The converted dwelling would neighbour six approved dwellings directly to the north, approved via permission 22/00909/FUL. The rear (north) elevation of the proposed dwelling would face the neighbouring site, with no principal windows of the single storey dwelling directly facing the closest neighbouring dwelling (Plot 3 of 22/00909/FUL). Similarly, no principal windows of Plot 3 would directly overlook the site and lead to any unacceptable loss of privacy. There would be no unacceptable overbearing or loss of light impacts, with the arrangement of dwellings and creation of openings on the proposed dwelling offering acceptable levels of natural light.
- 7.22. The dwelling would have a garden area measuring approximately 15m x 25m on the west elevation, as well as a courtyard area on the south elevation. This is considered adequate for the size of the dwelling proposed.
- 7.23. Overall, the proposed development would not cause detrimental impacts to neighbouring residential amenity and as such is in accordance with Policy DM10 of the SADMP.

Impact upon highway safety

- 7.24. Policy DM17 of the adopted SADMP supports development that would not have any significant adverse impacts on highway safety. Policy DM18 requires new development to provide an appropriate/justified level of parking provision.
- 7.25. The LHA confirm that the existing access is acceptable but include a condition regarding its width and surface material. In terms of trip generation, the LHA do not consider that there would be a material increase in trip generation when compared to the existing use, therefore the LHA have no concerns in regard to highway safety. In regard to the internal layout and parking arrangement, the provision of four parking spaces is acceptable to the LHA.

- 7.26. Overall, the proposal would not result in adverse impacts upon highways safety and would be on in accordance with Policies DM17 and DM18 of the adopted SADMP.

8. Equality implications

- 8.1. Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-
- (1) A public authority must, in the exercise of its functions, have due regard to the need to:
 - (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 8.2. Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.
- 8.3. There are no known equality implications arising directly from this development.
- 8.4. The decision has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including General Data Protection Regulations (2018) and The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

9. Conclusion

- 9.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 and S70(2) of the Town and Country Planning Act 1990 require that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 9.2. The NPPF is a material consideration in determining applications. Paragraph 11 of the NPPF identifies that plans and decisions should apply a presumption in favour of sustainable development, and for decision taking this means approving development proposals that accord with an up-to-date development plan.
- 9.3. The proposal is considered to be acceptable in principle as it involves the re-use existing buildings which leads to the enhancement of the immediate setting (Policy DM4), and also complies with Policy DM15, as the applicant has demonstrated that the building is no longer viable in its current use, has adequately demonstrated the building is in a structurally sound condition and is capable of conversion without significant rebuild or alteration, and that the proposed building would not involve any disproportionate extensions.
- 9.4. The proposal would not have any significant adverse impacts upon residential amenity, the character of the area or nearby heritage assets, ecology and biodiversity, and would not have an adverse impact on vehicular or pedestrian safety. It is considered that the proposed development would be in accordance with Policies

DM4, DM10, DM11, DM12, DM15, DM17 and DM18 of the SADMP. Therefore, the proposal is recommended for approval subject to conditions.

10. Recommendation

10.1 Grant planning permission subject to:

- Planning conditions outlined at the end of this report

10.2. Conditions and Reasons

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

- Location Plan
- Proposed Site Layout - Drg No. HMD/PD/0507/01.
- Proposed Floor Plan & Elevations, Design Section A/A and Roof Plan – Drg. No. HMD/PD/0507/02.
- Site Access Arrangement

All plans received 05/12/2023.

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).

3. No development shall take place until details of the materials used upon the external elevations of the hereby approved conversion are submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory form of development in accordance with Policies DM1, DM4 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

4. 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 agreed 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).

5. 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 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).

6. Prior to first occupation, a scheme makes adequate provision for waste and recycling storage of containers and collection across the site which is to be submitted 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 adequate provision for waste and recycling containers and collection is afforded, ensuring that the visual amenity of the area is safeguard in accordance with Policies DM1 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

7. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on House Martins Design drawing number HMD/PD/0507/01 have been implemented in full.

Reason: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with Policy DM17 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and the National Planning Policy Framework (December 2023).

8. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with House Martins Designs drawing number HMD/PD/0507/01. 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 Policy DM18 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and the National Planning Policy Framework (December 2023).

9. The development hereby permitted shall not be occupied until such time as the access drive (and any turning space) has been surfaced with tarmacadam, or similar hard bound material (not loose aggregate) for a distance of at least 5 metres behind the highway boundary and, once provided, shall be so maintained in perpetuity.

Reason: To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.) in the interests of highway safety and in accordance with the National Planning Policy Framework (December 2023).

10. Notwithstanding the provisions of Article 3, Schedule 2, Part 1 Classes A-F of the Town and Country Planning (General Permitted Development) (England) Order 2015

(or any Order revoking and re-enacting that Order with or without modification), no enlargement, improvement or other alteration to the dwelling shall be carried out unless planning permission for such development has been granted by the Local Planning Authority.

Reason: To safeguard the amenities of neighbouring properties in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

11. No development shall take place until a scheme of hard and soft landscaping works for the site, including details of boundary treatments, native planting, and an implementation scheme, has been submitted in writing to and approved in writing by the local planning authority. The scheme shall be carried out in full accordance with the approved landscaping scheme. The soft landscaping scheme shall be maintained for a period of five years from the date of planting. During this period any trees or shrubs which die or are damaged, removed, or seriously diseased shall be replaced by trees or shrubs of a similar size and species to those originally planted at which time shall be specified in writing by the Local Planning Authority.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policies DM4, DM6 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

11.2 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 buildingcontrol@hinckley-bosworth.gov.uk or call 01455 238141.
2. Surface water should be managed by sustainable methods, preferably those which disperse runoff by infiltration into the ground strata: i.e. soakaways, pervious paving, filter drains, swales, etc. and the minimisation of paved area, subject to satisfactory porosity test results and the site being free from a contaminated ground legacy. 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. Any proposed access drives, parking and turning areas, paths and patios should be constructed in a permeable paving system, with or without attenuation storage, depending on ground strata permeability. On low-permeability sites surface water dispersal may be augmented by piped land drains, installed in the foundations of the paving, discharging to an approved outlet (See Environment Agency guidance on the permeable surfacing of front gardens).
3. Please note, the collection point for domestic recycling, garden waste and refuse is from the adopted highway boundary. Please ensure there is adequate space on the property to store the waste containers and also space at the kerbside (where the property meets the public highway) for the placement of the containers on collection day. We do not travel along or collect from private roads or driveways. It would be advisable to include an area near to the roadside for safe placement of the various containers on collection day, up to two bins per property. It will be the responsibility of the occupiers to ensure that all containers/wheeled bins will be brought to the collection point and returned back

to private property after collections have taken place, please ensure occupiers are advised of the procedure and bin collection point.

4. Planning Permission does not give you approval to work on the public highway. Therefore, prior to carrying out any works on the public highway you must ensure all necessary licences/permits/agreements are in place. For further information, please telephone 0116 305 0001. It is an offence under Section 148 and Section 151 of the Highways Act 1980 to deposit mud on the public highway and therefore you should take every effort to prevent this occurring.
5. In relation to conditions 4 and 5 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.