COMMITTEE EXTRACT

Committee Date:

Reference:- **08/00436/FUL** **Parish:-** **Markfield Parish Council**

Applicant:- **Everards Brewery Ltd**
Castle Acres
Narborough
Leics
LE19 1BY

Location:- **The Coach & Horses 196 Leicester Road Field Head Markfield Leicestershire**

Proposal:- **PROPOSED EXTENSIONS AND ALTERATIONS TO PUBLIC HOUSE.**

Introduction:-

White painted render pub building with slate roof. Car parking is provided to frontage of wing to the LH side (function room). Vehicular access is from a service road from the A50.

Application proposes the erection of entrance porch to the south elevation along with an outside terrace (seating) area and timber pergola with new brick wall and landscaping to enclose. The proposal results in the loss of two car parking spaces.

Planning history

None

Consultations:-

No observation from the County Highway Authority.

No neighbour objection.

Development Plan Policies:-

BE1
T4

Appraisal:-

The issues for consideration in the determination of this application are whether the proposals are acceptable in principle, whether the design and appearance is acceptable and whether the loss of parking is acceptable.

The Principle
As the proposals all lie within the curtilage of the public house there is no issue with the principle of the proposal. Whilst the proposals are likely to result in an increase in outside drinking the proposals are all to the south side of the main pub building and are therefore away from the nearest residential properties.

The Appearance
The extensions proposed are small scale and will create a dominant frontage all centred on the new entrance porch and will add a good degree of legibility to the property and enhancing its external appearance.

Loss of Car Parking
The proposal will result in a loss of two car parking spaces, however the site can still provide 29 spaces which is a significant number for a pub. As the car park is accessed off a service road to the A50 and

without the support of the Highway Authority in respect of this loss, it is not possible to demonstrate that the proposal will result in any material harm to highway safety.

RECOMMENDATION :- Permit subject to the following conditions :-

SUMMARY OF DECISION - The proposal is in conformity with Policy/Policies BE1 of the Hinckley and Bosworth Local Plan. Planning permission is granted subject to conditions.

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

2 The development shall be constructed in accordance with the materials as specified on the submitted application form unless agreed otherwise in writing by the local planning authority.

3 No development shall commence until details of all proposed external lighting associated with the development hereby permitted has been submitted to and approved in writing by the local planning authority. The development shall then proceed in accordance with the approved details and be maintained thereafter.

Reasons :-

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

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

3 To ensure the development does not result in the detriment of amenity or highway safety, in accordance with the requirements of polices BE1 and T5 of the adopted Hickley 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.

3. As from 6th April 2008 this Authority are charging for the discharge of conditions in accordance with revised fee regulations which came into force on that date. Application forms to discharge conditions and further information can be found on the planning portal web site www.planningportal.gov.uk.

4 The approved plans relevant to this decision are: 205 and 207.

Contact Officer:- James Hicks Ext 5762