Hinckley & Bosworth Borough Council

A Borough to be proud of

Town and Country Planning Act 1990

PLANNING PERMISSION

Name and Address of Applicant
Everards Brewery Ltd
Castle Acres
Narborough
Leics
LE19 1BY

Name and Address of Agent (if any)
Mr Scott Parker
12-14 Regent Place
Birrningham
B1 3NJ

Part I - Particulars of Application

Date of Application	**Application No.**
28 April 2008	08/00436/FUL

Particulars and location of development :

PROPOSED EXTENSIONS AND ALTERATIONS TO PUBLIC HOUSE.

The Coach & Horses 196 Leicester Road Field Head Markfield Leicestershire

Part II - Particulars of decision

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.

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. 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.

The reasons for the conditions are :-

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.

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

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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.

T. M Prowse

TREVOR PROWSE
PROPER OFFICER OF THE COUNCIL

Date:- 30 June 2008

JH