HINCKLEY & BOSWORTH BOROUGH COUNCIL

Town and Country Planning Act 1990

PLANNING PERMISSION

Name and Address of Applicant	**Name and Address of Agent (if any)**
Trinity Motors	AT Architects
Trinity Motors	63 Holly Walk
Coventry Road	Leamington Spa
Hinckley	CV32 4JG

Part I - Particulars of Application

Date of Application	**Application No.**
18 September 2007	07/01089/FUL

Particulars and location of development :

ERECTION OF CAR SALES CENTRE AND SECURITY OFFICE

Garage Rear of Wharf Farm Service Station Coventry Road Hinckley Leicestershire

Part II - Particulars of decision

SUMMARY OF DECISION - The proposal is in conformity with Policy/Policies BE1 and BE7 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. Notwithstanding the submitted details on approved plan 446-10-E, before any development commences, representative samples of the types and colours of materials to be used on the external elevations of the car showroom and security office shall be deposited with and approved in writing by the Local Planning Authority, and the scheme shall be implemented in accordance with those approved materials.

3. No development shall commence on site until such time as the existing and proposed ground levels of the site, and proposed finished floor levels have been submitted to and agreed in writing by the Local Planning Authority. The approved proposed ground levels and finished floor levels shall then be implemented in accordance with the approved details.

4. Notwithstanding the details submitted on drawing number 446-10-E, no development shall take place until full details of the boundary treatment and the associated hard and soft landscaping scheme have been submitted to and agreed in writing with the Local Planning Authority. The development shall be implemented in accordance with the approved details. 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.

5. Notwithstanding the details submitted on drawing number 446-10-E, before development commences, full details of the window and door style and materials shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with the approved details.

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

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6. Details of any outdoor lighting shall be submitted to and approved in writing by the Local Planning Authority before development commences. The development shall be carried out in accordance with the approved details.

7. There shall be no storage of materials, plant, oil drums, tyres or waste materials of any description on the open area of the site.

8. There shall be no surface water from the buildings or associated impervious areas discharged into the Ashby Canal unless previously agreed in writing with British Waterways.

9. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the interceptor.

10. The car showroom shall only be open to the public between the hours of 8.30am to 6:30pm Monday to Friday, 9:00am to 5:00pm Saturday and 11:00am to 4:00pm Sunday.

11. The development hereby permitted shall not commence until drainage works for the disposal of both surface water and foul sewage have been carried out in accordance with the details to be submitted to and approved in writing by the Local Planning Authority.

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 that the development is integrated into the existing street scene and is not detrimental to the character and setting of the Ashby Canal Conservation Area to accord with policies BE1 and BE7 of the adopted Hinckley and Bosworth Local Plan.

4. To enhance the appearance of the development to accord with policy BE1 of the adopted Hinckley & Bosworth Local Plan.

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

6. To ensure that the proposed use does not become a source of annoyance to nearby residents, other commercial occupants and in the interests of road safety to accord with Policy BE1 of the adopted Hinckley and Bosworth Local Plan.

7. To ensure that the site does not deteriorate into an untidy condition.

8. For the avoidance of doubt and to avoid water pollution.

9. To prevent pollution of the water environment.

10. To ensure that the use remains compatible with the surrounding area.

11. To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution.

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.

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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. The suitability of the ground strata for soakaway drainage should be ascertained by means of the test in BRE Digest 365, and the results approved by the Building Control Surveyor before development is commenced. The soakaway must be constructed either as a brick or concrete-lined perforated chamber with access for maintenance or, alternatively, by use of one of the modular systems comprising cellular tanks and incorporating silt traps. Design and construction of all types of soakaway will be subject to the approval of the Building Control Surveyor.Otherwise, it will need to be demonstrated that an adequate alternative facility is available for the disposal of surface water.

4. This permission does not convey any authority to enter onto land or into any building not within the control of the applicant except for the circumstances provided for in The Party Wall etc Act 1996.

5. The applicant/developer is advised to contact Des Harris (01827 252 038) third party works engineer in order to ensure that any necessary consents are obtained and that the works comply with British Waterways "Code of Practice for Works affecting British Waterways."

6. The applicant is advised that any corporate branding or advertising / signage will require a separate advertisement consent application.

7. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound shall be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound shall be at least equivalent to the capacity of the largest tank, vessel or the combined capacity of interconnected tanks or vessels plus 10%. All filling points, associated pipework, vents, gauges and sight glasses must be located within the bund or have separate secondary containment. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework shall be located above ground and protected from accidental damage. All filling points and tank/vessels overflow pipe outlets shall be detailed to discharge downwards into the bund.

Date:- 21 November 2007

PETER CASH
PROPER OFFICER OF THE COUNCIL