Hinckley & Bosworth Borough Council
A Borough to be proud of

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01455 238141

Council Offices
Argents Mead
Hinckley
Leicestershire
LE10 1BZ

Application for Planning Permission.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.
Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title: Mr | First name: Stuart | Surname: Dean

Company name:

Street address: 18 Blenheim Close

Town/City: Hinckley

County: Leicestershire

Country:

Postcode: LE10 1TT

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:			
Fax number:			

Email address:

Are you an agent acting on behalf of the applicant? ○ Yes ◉ No

2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

3. Description of the Proposal

Please describe the proposed development including any change of use:

Replacing 6' fence approximately 120cm further back from previous boundary. Incorporating that land into the residential curtilage of 18 Blenheim Close and thus changing use. The change in curtilage is to allow for the most stable and neat fence line.
Work necessary because previous wall and fence was unsafe and nuisance was being caused by people attempting to access gardens. Police informed.

Has the building, work or change of use already started? ◉ Yes ○ No
If Yes, please state the date when the building, work, or use started: 02/07/2011

Has the building, work or change of use been completed? ◉ Yes ○ No
If Yes, please state the date when the building, work, or change of use was completed: 02/07/2011

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: 18 | Suffix:

House name:

Street address: BLENHEIM CLOSE

Town/City: HINCKLEY

County: LEICESTERSHIRE

Postcode: LE10 1TT

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 443562

Northing: 295491

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? (•) Yes ( ) No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: Mr First name: Chris Surname: Pocock

Reference: On site visit

Date (DD/MM/YYYY): 20/08/2008 (Must be pre-application submission)

Details of the pre-application advice received:

Chris Pocock, Hinckley and Bosworth Borough Council (Green Space Technical Officer) came to survey the land in 2008 due to dead trees, litter etc... Having checked for ownership, Mr Pocock reported that neither the local council, county council or private owners owned the land. Out of courtesy he agreed to have it tidied. Mr Pocock agreed then that the fence needed replacement and saw no problem with our proposal.
Andrew Shaw, Tree Preservation, Leicester County Council, visited the site to asses a tree for 16 Blenheim Close in January 2011. Mr Burdett, of 17 Blenheim Close, had a conversation with Mr Shaw regarding the land to the rear of our properties. Mr Shaw agreed with Mr Pocock about the land and referred to the land as 'no man's land'. As the tree at 16 Blenheim Close was protected the owners applied for the relevant permission and had the work done, as approved by the county council.
On 27 April, 2011 I contacted Hinckley & Bosworth Borough Council to confirm our understanding of the ownership. Because ownership of the land was unknown no advice was able to be given.

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ( ) Yes (•) No

Is a new or altered pedestrian access proposed to or from the public highway? ( ) Yes (•) No

Are there any new public roads to be provided within the site? ( ) Yes (•) No

Are there any new public rights of way to be provided within or adjacent to the site? ( ) Yes (•) No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ( ) Yes (•) No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ( ) Yes (•) No

Have arrangements been made for the separate storage and collection of recyclable waste? ( ) Yes (•) No

8. Authority Employee/Member

With respect to the Authority, I am:

(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? ( ) Yes (•) No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Boundary treatments - description:

Description of *existing* materials and finishes:

6ft high mixture of dark wood panel fencing, red brick wall and light wood panel fencing.

Description of *proposed* materials and finishes:

6ft high wooden featherboard fencing, natural finish.

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ( ) Yes (•) No

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	0	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer	☐	Package treatment plant	☐	Unknown	☐
Septic tank	☐	Cess pit	☐		

Other

natural drainage

Are you proposing to connect to the existing drainage system? ○ Yes ◉ No ○ Unknown

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) ○ Yes ◉ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ○ Yes ◉ No

Will the proposal increase the flood risk elsewhere? ○ Yes ◉ No

How will surface water be disposed of?

☐ Sustainable drainage system	☐ Main sewer	☐ Pond/lake
☐ Soakaway	☒ Existing watercourse	

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

b) Designated sites, important habitats or other biodiversity features

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

c) Features of geological conservation importance

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

14. Existing Use

Please describe the current use of the site:

Unused scrub land between Barwell Lane and rear of 18 Blenheim Close.

Is the site currently vacant? ◉ Yes ○ No

If Yes, please describe the last use of the site:

Unused scrub land between Barwell Lane and rear of 18 Blenheim Close.

When did this use end (if known) (DD/MM/YYYY)? 02/07/2011

Does the proposal involve any of the following?
If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? ○ Yes ◉ No

Land where contamination is suspected for all or part of the site? ○ Yes ◉ No

A proposed use that would be particularly vulnerable to the presence of contamination? ○ Yes ◉ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ○ Yes ◉ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ◉ Yes ○ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ○ Yes ◉ No

17. Residential Units

Does your proposal include the gain or loss of residential units? ○ Yes ◉ No

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ○ Yes ◉ No

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday Start Time	Monday to Friday End Time	Saturday Start Time	Saturday End Time	Sunday and Bank Holidays Start Time	Sunday and Bank Holidays End Time	Not Known

21. Site Area

What is the site area? 19.00 sq.metres

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Not applicable.

Is the proposal for a waste management development? ○ Yes ◉ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal? ○ Yes ◉ No

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ◉ Yes ○ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

○ The agent ◉ The applicant ○ Other person

25. Certificates (Certificate D)

Certificate of Ownership - Certificate D
Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/The applicant certifies that:
- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land to which this application relates, but I have/the applicant has been unable to do so.

The steps taken were:

Chris Pocock, Hinckley and Bosworth Borough Council (Green Space Technical Officer) came to survey the land in 2008 due to dead trees, litter etc... Having checked for ownership, Mr Pocock reported that neither the local council, county council or private owners owned the land. Out of courtesy he agreed to have it tidied. Mr Pocock agreed then that the fence needed replacement and saw no problem with our proposal.
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On 27 April, 2011 I contacted Hinckley & Bosworth Borough Council to confirm our understanding of the ownership. Because ownership of the land was unknown no advice was able to be given.
On 19th January 2012 notice of the application was published for 2 consecutive weeks in the Hinckley Times.
On 22 February 2012 the Land Registry Service confirmed the strip of land to the rear of the property is unregistered. I attach their certificate confirming this.

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

Hinckley Times

On the following date (which must not be earlier than 21 days before the date of the application): 19/01/2012

Title: Mr First name: Stuart Surname: Dean

Person role: Applicant Declaration date: 12/03/2012 ☒ Declaration made

25. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration
Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding. ◉

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below: ○

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title:	Mr	First Name:	Stuart	Surname:	Dean
Person role:	Applicant	Declaration date:	03/09/2011	☒	Declaration Made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. ☒

Date 12/03/2012