Item: **05**

Reference: **11/00687/FUL**

Applicant: **Mr Jon Higgins**

Location: **The Chestnuts 25 Mount Road Hinckley**

Proposal: **CHANGE OF USE FROM REGISTRARS OFFICE AND OFFICES (B1) TO CHILDREN'S NURSERY (D1) INCLUDING EXTENSIONS AND ALTERATIONS**

Target Date: **19 December 2011**

Introduction:-

This application is to be considered at Planning Committee in accordance with the Scheme of Delegation, as the application proposes a change of use to a 'D' use as per the Use Classes Order.

Application Proposal

This application is for the change of use of a Registrars Office and Offices to a children's nursery along with extensions and alterations. The nursery proposed will have capacity for 78 children, 30 of whom would be 0-2yrs, 24 of whom would be 2-3yr olds and 24 whom would be 3-5yr olds. To care for the children 17 members of staff are proposed, with a maximum of 14 being on the site at any one time. 17 parking spaces are proposed, including one for disabled use, along with 2 cycle spaces. In addition to the change of use, a two storey extension is proposed to the west of the existing building within the garden area. The extension is designed as a simple modern building, set back and subservient to the existing. A basic pallet of materials has been proposed including brick, cedar cladding, glass and a metal standing seam for the low pitched roof. The siting of the extension sub-divides the garden area. The front garden will be for 0-2 year olds, and the rear for 2-5 year olds. The existing vehicular access is to be retained, and a new footpath and pedestrian gate have been introduced to link the parking area and the street pavement with the entrance to the nursery. The accommodation will be split over two floors and will provide changing areas, offices, staff accommodation, laundry facilities, a kitchen, nursery rooms, a reception and a meeting room.

Due to officer concerns in respect of the design of the proposal amended plans have requested and received. An additional 14 day neighbour consultation has been conducted.

Initially the Head of Community Services (Pollution) had concerns over the potential noise impacts of the use on surrounding properties. Accordingly additional information was requested from the application to clarify the situation. This information has been supplied, and sent to the Head of Community Services (Pollution) for their further comments. Additional comments have been received, and there are no objections to the proposed use.

The Site and Surrounding Area

Number 25 Mount Road comprises a detached two storey property of brick construction and a tiled roof, built in the inter war period. The building retains many of its original features.

The site has an area of 0.17 hectares and is roughly rectangular in shape. The building and existing car park is located on the eastern portion of the site. The western area comprises a lawn with some mature trees. The southern end of the site fronts Mount Road and the northern end is bounded by the access road to the Council Offices. Immediately adjacent to the east is the Mount Road Baptist Chapel, which has been extended northwards to the majority of the width of the plot. To the west is a semi-detached house, now used for commercial purposes.

In the wider area, Mount Road is predominantly residential, the buildings being mainly 2/3 storey semi detached and terraced Victorian houses. The north side of the road is less densely developed. The Baptist Chapel next door to the site is an exception to the typical development in this local area, it being a comparatively modern low pitched development with no garden space.

The site is within the Hinckley Town Centre Master Plan area and just outside the Hinckley Town Centre Conservation area.

Technical Document submitted with application

The application has been submitted with a Design and Access Statement and a Planning Statement. The Design and Access Statement provides an overview of the proposal and concludes that the application has been made by an applicant with experience of providing and running such facilities. The development will provide a facility that will make a positive contribution to the mixed development of the town centre and will add to the growth and prosperity of the area. The application will improve accessibility to the building, will retain the existing building and upgrade it in terms of thermal performance and will utilise the majority of the existing hard surfacing and soft landscaping.

The Planning Statement summarises the nursery requirements and explains the planning context. It states that 25 Mount Road offers a site with sufficient space for the use proposed, has a building suitable for conversion, provides existing access, parking areas and a garden that could become an outdoor nursery room.

History:-

77/01050/4	Change of use from residential to offices for the registrar of births, deaths and marriages	Approved	17.11.77
75/00656/4	Erection of Local Government Area Offices	Approved	16.07.75



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Consultations:-

No objection has been received from:-

Severn Trent Water Limited
Head of Community Services (Land Drainage)
Head of Community Services (Pollution).

No objection subject to conditions have been received from Director of Environment and Transport (Highways).

One letter of Neighbour representation has been received, this raises the following concerns:-

a) that the design of the extension proposed is not in keeping with that of surrounding properties
b) that the parking provision proposed is not adequate for peak drop off and collection times
c) the access is not wide enough to cater for the use
d) the proposal will lead to additional congestion in an already busy area.

At the time of writing the report comments have not been received from The Borough Council's Arboricultural Consultant.

Policy:-

National Policy Guidance

Planning Policy Statement 1: Delivering Sustainable Development sets out the Government's objectives for the planning system and the delivery of sustainable development. The document states that high quality and inclusive design should be the aim of all those involved in the development process. The Planning System: General Principles forms a supplement to PPS1. This states that "planning applications should continue to be considered in the light of current policies. However, account can also be taken of policies in emerging Development Plan Documents. The weight to be attached to such policies depends upon the stage of preparation or review, increasing as successive stages are reached".

Planning Policy Statement 4: Planning for Sustainable Economic Growth sets out the Government's national policies for economic development which includes employment, retail and community development. The Statement sets out the overarching objective of securing sustainable economic growth. Policy EC2 seeks to make the most efficient use of previously developed land and encourages new uses for vacant buildings.

Planning Policy Guidance Note 13: Transport sets out national transport planning policy. It seeks to provide sustainable transport choice, improve accessibility and reduce the need to travel by car. Local Planning Authorities are encouraged to maximise the use of accessible sites that are either in town centres or close to transport interchanges. The guidance advises on retail and leisure developments suggesting that such development should be concentrated in centres. With regards to parking provision this states that Local Authorities should 'not require developers to provide more spaces than they themselves wish' and that
'reducing the amount of parking in new development is essential, as part of a package of planning and transport measures, to promote sustainable travel choices'.

The National Planning Policy Framework (Draft)

The draft National Planning Policy Framework was published for consultation on 25 July 2011.

The government's intention is to reduce the current 1,000 pages of national planning policy [some of which are referred to above] into a `clearer, simpler, more coherent framework, easier to understand and easier to put into practice`

The Inspector in a recent inquiry considered that although the draft was a material consideration he gave it little weight because it is a consultation and subject to change.

This approach was accepted by the Secretary of State in a letter of 24 October 2011, in his consideration of the inspector's report.

The current national policies therefore continue to apply with significant weight.

Officers will continue to advise on the progress of this consultation and update members on that progress.

The Community Infrastructure Levy (CIL) Regulations 2010, Part 11, Regulation 122 provides a statutory duty in respect of planning obligations and requires them to be

necessary, directly related and fairly and reasonably related in scale and kind to the development proposed. The Regulation does not replace Circular 05/2005 but gives it a statutory foothold in planning legislation.

Government Circular 05/2005: Sets out the Secretary of State's policy on Planning Obligations, and should be given significant weight in decision making and developer contributions.

Regional Policy Guidance

The Localism Act received the Royal Assent on 15 November 2011 and part 6 is the key section referring to regional strategies.

In so far as Hinckley and Bosworth Borough Council is concerned, it should be noted that the Secretary of State has power by Order to revoke existing regional strategies, in Hinckley's case, the East Midlands Regional Plan 2009. That power is effective from the date of Royal Assent, but the specific proposals and timing of a revocation order are not yet known.

Until that revocation, the East Midlands Regional Plan remains a material planning consideration but the weight to be given to its provisions is as always a matter for the committee. However, the coming into force of the Act, the power given to the Secretary of State to revoke the Plan, and the government's `Environmental report on the revocation of the East Midlands Regional Plan` published in October 2011 obviously have an impact on the weight to be given to the Plan.

That said, members should be aware of proposals set out in the Environment report in relation to which documents would form the relevant development plan for Hinckley if the regional strategy and saved structure plan policies were revoked.

These are the following:-

a) Hinckley and Bosworth Core Strategy
b) Hinckley Town Centre Action Plan
c) Hinckley and Bosworth Local Plan (with the annotation in the report that until all elements of the LDF are adopted some of the policies `saved` from the Local Plans by the Secretary of State remain extant for determining applications.

East Midlands Regional Plan 2009

This is the Regional Spatial Strategy for the East Midlands and provides a broad development strategy for the East Midlands. The following relevant policies apply to this proposal:

Policy 1 seeks to secure the delivery of sustainable development.

Policy 2 promotes better design including highway and parking design that improves community safety.

Policy 3 directs development towards urban areas with Hinckley being defined as a Sub-Regional Centre and the main focus for development at the local level. Policy 3 also states that in assessing the suitability of sites for development priority should be given to making the best use of previously developed land in urban or other sustainable locations.

Policy 18 recognises the importance of raising skills, developing the service sectors and high value manufacturing and creating innovative businesses to ensure the region is better positioned to maintain economic competitiveness.

Local Development Framework Core Strategy 2009

Policy 1: Development in Hinckley seeks to ensure that there are a range of employment opportunities within Hinckley, expects development to respect Hinckley's industrial heritage through the sympathetic reuse of existing buildings, requires new development to enhance the poor public realm within the town centre and states that development should be of the highest environmental standards in line with Policy 24.

Policy 5: Transport infrastructure in the sub-regional centre sets out transport interventions which are proposed to support additional development in and around Hinckley. This includes improvements to the provision and management of car parking and public transport to increase the increased use of Hinckley town centre.

Policy 20: Green Infrastructure is a key priority of the Council and seeks to mitigate against the urban 'heat island' effect by increasing the number of street trees to provide shade, cooling and air quality improvements.

Hinckley Town Centre Area Action Plan

The Hinckley Town Centre Area Action Plan (AAP) was adopted through Full Council on 21st March 2011. As such it is a development plan document for Hinckley Town Centre within the Local Development Framework. The application site falls within the Hinckley Town Centre Area Action Plan boundary, but does not have a specific allocation.

Spatial Objective 2 seeks to increase and improve accessibility within, to and from the town centre for pedestrians, cyclists and public transport and improve and rationalise car parking facilities in Hinckley town centre.

Spatial Objective 4 seeks to enhance Hinckley Town Centre's image to developers, retailers, residents and visitors by ensuring high quality, safe and well designed, environmentally friendly development in the town centre.
Spatial Objective 5 seeks to support the development of new, leisure, cultural and educational facilities to improve the quality of life and leisure within Hinckley, whilst adding value and attractiveness to the town centre to encourage active recreation.

Spatial Objective 8 seeks to retain and enhance employment opportunities in the Hinckley Town Centre Area Action Plan boundary.

Hinckley and Bosworth Local Plan 2001

The site is located within the settlement boundary of Hinckley and within the retail area as defined in the adopted Local Plan.

Policy BE1: 'Design and Siting of Development' states that development should: complement or enhance the character of the surrounding area; have regard to the safety and security of individuals and property; have regard to the needs of people with disabilities or limited mobility where access is to be available to the general

public; ensure adequate highway visibility and adequate provision of off-street parking and manoeuvring facilities for staff and visitors; not be adversely affected by activities within the vicinity of the site which are likely to cause a nuisance to the occupiers of the proposed development; not adversely affect the occupiers of neighbouring properties.

Policy CF1: 'Community Uses' states that planning permission will be granted for the development of community facilities, including assembly and leisure uses, within or abutting the centres of local settlements where there will be no detrimental effect on: the amenities of adjoining residential properties in terms of proximity, noise, disturbance or excessive traffic generation; the character of the area; highway safety and where adequate off-street parking provision is available to serve the proposed development.

Policy T5: 'Highway Design and Vehicle Parking Standards' refers to the application of appropriate standards for highway design and parking provision for new development.

Policy T9: 'Facilities for Cyclists and Pedestrians' encourages walking and cycling including facilities for cycle parking.

Supplementary Planning Guidance/Documents

None relevant.

Other Guidance

The Governments National Childcare Strategy has highlighted the need for good quality childcare which is affordable and accessible to parents seeking to balance domestic and working life. The principle of nursery provision within conveniently located residential areas, is acceptable. However, in planning policy terms, such uses can give rise to amenity problems from neighbouring properties particularly in terms of noise from children and cars visiting day nurseries. It has been demonstrated that in other locations this type of use can be compatible with adjoining residential uses however, each case needs to be considered on its own merits.

Children's nurseries by nature change the character of a property by increased comings and going to and from the site and noise associated with children playing. Therefore highway safety and the effect on the amenities of neighbouring properties are the main concerns.

Appraisal:-

The main considerations with regards to this application are the principle of the development, impacts on neighbours, siting and design, highways and other issues.

Principle

The application site is situated within the Hinckley Town Centre Area Action Plan Boundary, but does not comprise of a strategic development site, and within the designated Retail area, as defined by the Hinckley and Bosworth Local Plan. However the site is not situated within the primary retail area, but the town centre fringe.

To ensure that buildings are being used to their economic capacity, PPS4 and the Area Action Plan encourages the change of use of vacant buildings within town centres, such as that in question, and also promotes the use of brownfield sites. Based on this, the change of use to a children's nursery is considered acceptable in principle. Therefore the acceptability of the scheme will be subject to other planning considerations being considered acceptable.

Siting and Design

The siting of the proposed extension to the north west of the existing building, on its garden area, is considered acceptable. Despite its extensive footprint, which is roughly the same size as that of the existing building, as the proposal has been set back 14 metres from the principal elevation of the existing building, it will appear subservient, and will not compete or read as part of the original building. Further, the proposals status as an extension will be reinforced by the fact that development along this stretch of road follows a uniform front building line, which the proposal does not adhere to. Despite its size, the majority of the existing garden will be retained, and its function as a green lung and its amenity value within the town centre will not be materially compromised.

Amended plans have been submitted. The siting of the proposed extension remains the same, however the design and elevational detail has been amended. The application now comprises a contemporary extension which echo's the scale, mass and the vertically emphasised fenestration and colour of the windows in the existing property. The roof design comprises a double split-pitch arrangement, which has increased the massing of the roof to an acceptable level and has brought the design more inline with that of the existing building; which is characterised by its significant roof mass. However, despite this increase in mass, the extension retains a subservient relationship as its ridge height remains lower than that of the main property. The materials proposed comprise a mix of traditional brick, in keeping with that used on the existing building and cedar boarding. The mix will help differentiate the extension as a separate, new entity, whist also ensuring that it is well related to its vegetated setting and the existing buildings on Mount Road. Overall the design proposed is responsive to its setting and well related to detail and mass of the existing building.

Impacts on Neighbours

The closest residential properties to the site are those on the opposite side of Mount Road, which are approximately 24 metres from the front boundary of the site and the first floor flat at 23 Mount Road, to the west of the site, which is 12m from the side elevation of the proposal. Impacts of noise and disturbance from children playing within the garden, and those associated with vehicular movements must be considered.

In respect of noise from children and associated activities within the garden of the site, the Head of Community Services (Pollution) initially requested additional details to be submitted of the types of activities which are to take place in the garden, and the boundary treatment proposed.

In response to this, the agent has provided the required information. It has been stated that the outdoor area will be used by small supervised groups between the hours of 8.30 am and 5.30 pm. It goes on that Shooting Stars Nurseries do not use noisy toys, such as drums as they are distracting for other children's concentration. Musical instruments are not used, other than once a week when a 'music lady'

attends to provide a structured music lesson, however these lessons take place indoors. It has also been stated that no external music is played outdoors.

In respect of the boundary treatment, the existing chain link fencing and hedging is to be made good. The boundary adjacent to the car park will be enclosed by a chain link fence and a lockable gate. The front garden area adjacent to the western boundary is enclosed by a chain link fence and hedge, and the front garden boundary (south elevation) is to be secured by a 1.5 metre high chain link fence, which will be situated immediately behind the existing 0.8 metre high close boarded fence, and a new privet hedge is to be planted to grow through the chain link fence to secure the boundary. Notwithstanding the submitted details, details of the landscaping to be provided along the boundaries of the site will be requested by way of planning condition.

Based on the submitted information, the Head of Community Services (Pollution) has no objections.

Due to their distance from the property, the limited amount of activities which take place in the garden and the fact that a busy road separates them from the application site, the properties on the opposite side of Mount Road are not considered to suffer any material impacts to their residential amenity from the proposed use. The property most likely to suffer impacts will be the adjacent first floor flat. However as the children will only be in the garden for short periods of time, within core working hours, will not use ‘noisy’ toys and will not have external music, the level of noise and disturbance is not considered material and will not have any detrimental impacts on the amenity of this property.

In respect of noise and disturbance from vehicle movements, whilst there may be some disturbance caused during ‘peak’ drop off and collection times, as the car park and access is situated adjacent to the north eastern boundary of the site, which neighbours the Baptist Church, there are considered to be limited impacts in terms of nose and disturbance on nearby residential properties. Further as the site already has a commercial use, and is situated on a busy road, the level of nose and disturbance from vehicle movements resultant of the proposed use is not considered to be materially more than existing. Accordingly there is no justification to refusal the application on these grounds.

Accordingly, based on the information submitted, the sites existing commercial use and due to its distance from surrounding residential properties, the proposal is not considered to have a material impact in terms of noise and disturbance on surrounding residential properties and is therefore considered acceptable.

Although the specific use proposed is not considered to result in any material impacts on the residential amenity of surrounding properties or in terms of highway safety, other uses within Class D1 of the Use Class Order may. Resultant of permitted development rights, if unrestricted, the building could be used for other uses within this class. Accordingly, it is considered necessary to impose a condition to restrict the use of the building to a Children’s Nursery. If in the future the use of the building is to change, the Local Planning Authority will then have the opportunity to consider the acceptability of the use.

Highways

Neighbour concerns have been raised that the parking provision proposed is not adequate for peak drop off and collection times, that the access is not wide enough

to cater for the use and that the proposal will lead to additional congestion in an already busy area.

In respect of the parking provision being inadequate for peak drop off and collection times, as there is a large nearby public car park, any under provision on the site will be catered for by this, and thus this is not considered to be an issue which would warrant refusal of the scheme. The access is not considered wide enough to cater for the proposal, however in order to overcome this issue, if approved, a condition will be imposed to increase the width of the access to an acceptable width, in accordance with County Highway.

Design guidance. As discussed above, whilst the use may result in additional vehicle movements during 'peak' times, due to the parking facility provided on site, and those provided by the nearby public car park, there is no evidence to assume that the proposal will result in further congestion on the highway, and thus this is not considered a reason for refusal.

Based on the fact that the site has an existing commercial use, is situated within the town centre and is in close proximity to a range of alternative modes of transport and a public car parking facility; the use proposed is not considered to give rise to any material impacts in terms of highway safety and is therefore, subject to the conditions recommended, considered to be in accordance with policy T5 of the adopted Hinckley and Bosworth Local Plan.

Other Issues

Sustainability

The site is located within the settlement boundary of Hinckley within a mixed use area, close to houses, businesses, a bus route and other services.

Therefore the proposed nursery facility is well situated to cater for the needs of nearby residents and employees, and its location is considered sustainable.

Economy

The proposal will bring back into use a currently vacant commercial building. Through the jobs the proposal will create and service it provides, it will have a positive impact on the local economy. Therefore the proposal is considered in accordance with Planning Policy Statement 4.

Trees

No comments have yet been received from the Borough Council's Arboricultural Consultant.

The site is already landscaped and is characterised by a number of mature specimens, although none are protected by a TPO and the site is not situated within a Conservation Area. As shown on the submitted site plan, these trees are mainly situated around the perimeter of the site, with the exception of two, which are located within the front and rear gardens. Accordingly, it is not considered that any trees will be adversely impacted by the proposal, and thus their contributions in terms of amenity and biodiversity will not be adversely impacted on by the scheme.

Conclusion

Despite its scale the proposal is considered to be acceptable in terms of its design and size. In respect of its use; by virtue of its town centre location and its proximity to nearby parking facilities, residential properties and commercial uses; its location is considered sustainable, and as it will bring back into use a vacant commercial property it will be beneficial to the local economy. Therefore the proposal is considered acceptable and in accordance with local and national planning policy and the Town Centre Area Action Plan.

RECOMMENDATION:- That the Deputy Chief Executive (Community Direction) shall be granted powers to grant planning permission for the development subject to no significant planning objections being received before the expiry of the consultation period on 10 December 2011 permit subject to the following conditions:-

Summary of Reasons for Recommendation and Relevant Development Plan Policies :

Having regard to the pattern of existing development in the area, representations received and relevant provisions of the development plan, as summarised below, it is considered that subject to compliance with the conditions attached to this permission, the proposed development would be in accordance with the development plan. By virtue of the fact that the proposal is bringing back into use a vacant building, the specific use proposed, its town centre location, the existing parking provision and its siting, the proposal is considered acceptable in principle and is not considered to have any material impacts in terms of residential amenity or highway safety. Therefore the proposal is considered acceptable.

National Planning Policy Statement 4
Hinckley and Bosworth Local Plan (2001):- Policies BE1, CF1, T5 and T9.

Hinckley and Bosworth Local Development Framework: Core Strategy (2009):- Policies 1, 5, and 20.

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

2 The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: Drg Refs:- 858:D07 Rev C, 858:D08 Rev C, 858:D09 Rev D, 858:D10 Rev C, 858:D12 Rev B received by the Local Planning Authority on the 1 December 20 11.

3 Before any development commences, representative samples of the types and colours of materials to be used on the external elevations of the proposed extension 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.

4 Before first use of the development hereby permitted, the existing gates to the vehicular access shall be removed. Any new vehicular access gates, barriers, bollards, chains or other such obstructions erected shall be set back a minimum distance of metres behind the highway boundary and shall be hung so as to open inwards only.

5 The proposed access shall have an effective width of a minimum of 5.25 metres for a distance of at least 5 metres behind the Highway boundary and have 4 metres kerbed radii at its junction with the adopted road carriageway. The access drive once provided shall be so maintained at all times.

6 Notwithstanding the submitted plans, prior to commencement details of the boundary treatment along the southern and eastern boundaries of the site need to be submitted to and approved in writing by the Local Planning Authority. The scheme shall then be implemented as approved and retained thereafter.

7 The premises shall be used as a Children's Nursery and shall not be used for any other purposes falling within Class D1 of the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

8 The children's nursery hereby approved shall not be open to the public outside the following times:- 7.30 am – 7.00 pm Monday - Friday.

9 Notwithstanding the submitted details, no development shall take place until full details of soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include:-

i) planting plans
ii) written specifications
iii) schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate
iv) implementation programme.

10 The approved soft landscaping scheme shall be carried out 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.

Reasons:-

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

2 For the avoidance of doubt and in the interest of proper planning.

3 In the interests of visual amenity and to safeguard the character of the area, in accordance with policy BE1 of the adopted Local Plan.

4 To enable a vehicle to stand clear of the highway whilst the gates are opened/closed and protect the free and safe passage of traffic, including pedestrians, in the public highway. In accordance with Policy T5 of the adopted Hinckley and Bosworth Local Plan.

5 To ensure that vehicles entering and leaving the site may pass each other clear of the highway and not cause problems or dangers within the highway. To accord with Policy T5 of the adopted Local Plan.

6 In the interests of visual amenity to accord with Policy BE1 of the adopted Hinckley and Bosworth Local Plan.

7 The use of the development for any other purpose within the said class is likely to give rise to conditions detrimental to residential amenity and would require further consideration by the Borough Planning Authority. To comply with Policy BE1 of the adopted Hinckley and Bosworth Local Plan.

8 In the interests of residential amenity, to accord with Policy BE1 of the adopted Local Plan.

9 In the interests of visual amenity in accordance with policy BE1 of the adopted Hinckley and Bosworth Local Plan.

10 To ensure that the work is carried out within a reasonable period and thereafter maintained to accord with policy BE1 of the adopted Hinckley & 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 6 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 All works within the limits of the Highway with regard to the access shall be carried out to the satisfaction of the Southern Area Manager (0116 3052202).

5 In reference to condition 5, if the access is bounded immediately on one side by a wall, fence or other structure, an additional 0.5 metre strip will be required on that side. If it is so bounded on both sides, additional 0.5 metre strips will be required on both sides.

Contact Officer:- Eleanor Shaw Ext 5680