Ms K. Hawsworth
85 Leicester Road
Groby
Leicestershire
LE6 0DQ

Tel. 0116 2870586

DEVELOPMENT SERVICES
18 APR 2008
RECEIVED

F.A.O. Miss Sarah Humphries
Hinckley & Bosworth Borough Council
Development Control Manager
Council Offices
Argents Mead
Hinckley
Leicestershire
LE10 1BZ

15th April 2008

Dear Miss Humphries,

MS K. HAWKSWORTH – PLANNING APPLICATION – PROPOSED CHANGE OF USE OF PART OF DWELLING HOUSE TO AFTER SCHOOL CHILD CARE FACILITY AND CONSTRUCTION OF ADDITIONAL W.C – 85 LEICESTER ROAD, GROBY, LEICESTERSHIRE, LE6 0DQ

Please find enclosed four copies of the above planning application and a cheque for £335.00 to cover the appropriate fee category for the application.

It is proposed to change the use of an existing outbuilding into a small scale child care facility for up to 20 children. The proposed facility would operate term time only and between the hours of 1500-1800 Monday to Friday with no working taking place on Sundays, Public or Bank Holidays.

The pickup of children would be staggered between the hours of 1600 and 1800 generating in the order of 8-12 cars (12 being a worse case scenario) as a result of the collection of children. The vast majority of cars would pull onto the drive in the designated car parking spaces, however, if required drivers would be able to utilise the adjacent lay-by to collect children. People using the facility though would be instructed to use the drive whenever possible.

Prior to the submission of the application I have consulted Andrew Gatward at Leicestershire County Council (as Highway Authority) to seek his thoughts on the proposal. Upon receiving Mr Gatward's assistance I have sought to amend the layout of the site to provide adequate car parking and turning facilities (based on the current guidance of a minimum of one parking space per 5 children and one per

member of staff) and access alterations to increase the width of the access to at least 5 metres (with low level wall to improve visibility). The Highway Authority has therefore indicated that it has no objection in principle subject to the design improvements set out above which are shown on the enclosed plans.

In terms of the submission therefore please find enclosed the following documentation: -

- Completed planning application forms and landownership certificates;
- Plan No. 1 – Location Plan (Scale 1:1250)
- Plan No. 2 – Existing Site Layout
- Plan No. 3 – Planning Application and Landownership Boundaries
- Plan No. 4 – Proposed Site Layout

As I have indicated above the proposal would operated on a low key basis and managed to ensure that there are no adverse impacts upon neighbouring residents in terms of traffic movements or noise and disturbance. In that regard I respectfully request that the Local Planning Authority looks favourably upon this application.

If you require any further information or wish to discuss the details that I have submitted please contact me.

Yours sincerely,



Ms K Hawksworth