Schedule of Suggested Conditions Document

In addition to the conditions suggested below, the Highway Authority will provide a further schedule of suggested conditions in respect of highway related matters.

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

   Reason:

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

2. The development hereby permitted shall be carried out in accordance with the approved plans: Site Location Plan No. RLR/DRRO09 received by the local planning authority on 30th March 2010; Existing Layout Plans and Elevations Drawing No. BFV [20] 001 Revision A01 received by the local planning authority on 25th February 2010 and Proposed Layout Plans and Elevations Drawing No. BFV [20] 002 Revision A02 received by the local planning authority on 22nd March 2010.

   Reason:

   For the avoidance of doubt and in the interests of proper planning.

3. Notwithstanding the submitted details, before any development commences, representative samples of the types and colours of materials to be used on the external elevations of the alterations to the buildings shall be deposited with and approved in writing by the local planning authority, and the scheme shall be implemented in accordance with the approved materials.

   Reason:

   To ensure that the development has a satisfactory external appearance to accord with policy BE20 of the adopted Hinckley and Bosworth Local Plan.

4. Before development commences full details of a landscaping scheme shall be submitted to and approved in writing by the local planning authority. 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) an implementation programme

   The development shall be implemented in accordance with the approved details.

   Reason:

   To enhance the appearance of the development and ensure that the work is carried out within a reasonable period and thereafter maintained to accord with policy NE12 of the adopted Hinckley and Bosworth Local Plan.

5. Prior to first occupation of any of the business units hereby permitted, car parking provision shall be made in accordance with the details submitted on approved Proposed Layout Plans and Elevations Drawing No. BFV [20] 002 Revision A02 received by the local planning authority on 22nd March 2010.

Reason:

To ensure that adequate car parking and servicing facilities are available to serve the premises when they are first brought into use to accord with policy T5 of the adopted Hinckley and Bosworth Local Plan.

6. The business units hereby permitted shall not be used other than for purposes falling within Class B1(c) (Light Industry) and Class B8 (Storage or Distribution) 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.

Reason:

To ensure that the use remains compatible with the surrounding area to accord with policies BE20 and EMP4 of the adopted Hinckley and Bosworth Local Plan.

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

Reason:

To ensure that the site does not deteriorate into an untidy condition in the interests of visual amenity to accord with policies BE20, EMP4 and NE5 of the adopted Hinckley and Bosworth Local Plan.

SUGGESTED NOTES TO APPLICANT:-

1. 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.

2. Bats, nesting birds, great crested newts and certain other species are protected by law. A watching brief (maintained by the applicant and all workers on site) for all protected species should be maintained throughout the development. 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.

3. In relation to condition 3 above, the applicant is advised that external materials that would enhance the character and appearance of this rural site are recommended. These may include the use of reclaimed facing bricks of appropriate colour and texture and/or appropriately stained timber cladding.