Hinckley & Bosworth Borough Council

A Borough to be proud of

Town and Country Planning Act 1990

PLANNING PERMISSION

Name and Address of Applicant
Mr Robert Everitt
18 Elm Grove
Hurley
Atherstone
Warwickshire
CV9 2NE

Name and Address of Agent (if any)

Part I - Particulars of Application

Date of Application	**Application No.**
24 June 2008	08/00650/COU

Particulars and location of development :

CHANGE OF USE AND PARTIAL REBUILDING OF REDUNDANT FARM BUILDINGS TO STORAGE AND PRESERVATION OF VINTAGE FARM EQUIPMENT

Woodside Farm Orton Lane Twycross Leicestershire CV9 3HA

Part II - Particulars of decision

Summary of Reasons for Recommendation and Relevant Development Plan Policies :

Having regard to the countryside location, 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 as it is not considered to have a detrimental effect on the countryside or highway safety.

Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1, BE20, NE5 and T5

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. Before any development commences, representative samples of the types and colours of materials to be used on the external elevations of the proposed renovation and partial rebuilding 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. There shall be no outside storage on the site.

4. Prior to commencement of the use hereby approved, a scheme for car parking and any turning facilities within the site shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be provided before the use commences and shall thereafter permanently remain available for such use unless otherwise agreed in writing by the Local Planning Authority.

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

5. The use of the site shall at all times remain for the repair and preservation of vintage agricultural equipment and no trade or business shall be carried out there from.

6. If any vehicular access gates, barriers, bollards, chains or other such obstructions are to be erected they shall be set back a minimum distance of 5 metres behind the highway boundary and shall be hung so as to open inwards only.

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 countryside is protected to accord with policy NE5 of the adopted Hinckley and Bosworth Local Plan.

4. In the interests of road safety to accord with policy T5 of the Hinckley & Bosworth Local Plan.

5. To ensure that the use is compatible within the countryside location and in the interests of highway safety, to accord with policies NE5 and T5 of the adopted Hinckley and Bosworth Local Plan.

6. In the interests of road safety to accord with policy T5 of the 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 6th 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. The approved plans relevant to this decision are those submitted with the application labelled, Plan 1, 2 and 3.

T. M Prowse

TREVOR PROWSE
PROPER OFFICER OF THE COUNCIL

Date:- 27 August 2008