Hinckley & Bosworth Borough Council

A Borough to be proud of

Town and Country Planning Act 1990

PLANNING PERMISSION

Name and Address of Applicant
Mr Raymond Crouch
45 Flaxfield Close
Groby
Leicester
Leicestershire
LE6 0EZ

Name and Address of Agent (if any)

Part I - Particulars of Application

Date of Application	**Application No.**
24 June 2008	08/00666/FUL

Particulars and location of development :

REPLACEMENT BOUNDARY WALLS AND FENCES

45 Flaxfield Close Groby Leicester Leicestershire LE6 0EZ

Part II - Particulars of decision

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. Due to the design, appearance and materials proposed the fence will have no detrimental impacts on the visual amenity or character of the street scene and will therefore be in accordance with policy BE1 of the Hinckley and Bosworth Local Plan.

Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1

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, a representative sample illustrating the colour to be used on the external elevation of the boundary fence; shall be deposited with and approved in writing by the Local Planning Authority, and the scheme shall be implemented in accordance with the approved colour.

3. 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) schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate.
(xi) implementation programme.

CONTINUED...

IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ON THE REVERSE

4. 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.

5. This permission relates to the application drawing 14 Garden Update 2-6-1. Modified Plan dated 18/06/ 2008

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. In the interests of visual amenity.

4. 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.

5. For the avoidance of doubt.

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. List of plans used in the determination of this application:- DRG14; DRG09

T. M Prowse

Date:- 15 August 2008

TREVOR PROWSE
PROPER OFFICER OF THE COUNCIL