Hinckley & Bosworth Borough Council

A Borough to be proud of

Town and Country Planning Act 1990

PLANNING PERMISSION

Name and Address of Applicant
Lighthouse Property Ltd
Beavers Bar
London Road
Hinckley
Leicestershire
LE10 1HQ

Name and Address of Agent (if any)
Savage Hayward
19 Station Road
Hinckley
Leics
LE10 1AW

Part I - Particulars of Application

Date of Application	**Application No.**
28 April 2008	08/00442/FUL

Particulars and location of development :

ERECTION OF 10 NO. APARTMENTS

Beavers Bar London Road Hinckley Leicestershire LE10 1HQ

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, consultation responses, 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, would not materially harm the character or appearance of the area or the living conditions of neighbouring occupiers and would be acceptable in terms of highway safety.

Hinckley & Bosworth Borough Council Local Plan (2001) :- RES5, BE1, REC3 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 building 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. Notwithstanding the submitted details and before any development hereby permitted is commenced on site a detailed landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall indicate the treatment of all ground surfaces together with plant species, size and numbers and their disposition throughout the site and implementation programme. The development shall then be carried out in accordance with the approved details.

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4. The approved hard and 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. Development shall not commence until disposal of surface water and foul sewage drainage, incorporating sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, have been submitted to and approved in writing by the Council, and the scheme shall subsequently be implemented in accordance with the approved details before development is completed.

6. No development shall take place within the application area until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which has been submitted and approved in writing by the planning authority.

7. No part of the development, its supports or foundations shall be positioned in, on, upon, or within any part of the public highway.

8. For the period of construction of the development, vehicle parking facilities shall be provided within the site and all vehicles associated with the development shall be parked within the site unless otherwise agreed in writing by the Local Planning Authority.

9. The car parking and turning facilities shown within the curtilage of the site shall be provided before the development is brought into use and shall thereafter permanently remain available for use use thereafter.

10. Before first use of the development hereby permitted, the Gladstone Terrace junction and private street shall be improved in general accordance with submitted Dwg No 03B. Notwithstanding the details shown the access shall be provided with 6 metre kerbed radii on both sides. Construction details and detailed design drawings shall be submitted to and agreed in writing prior to the development commencing and the development carried out in accordance with those details.

11. Notwithstanding the submitted details and prior to development commencing on site, details (including fixings and glazing) of the ground floor windows fronting London Road and windows facing Gladstone Terrace shall be submitted to and agreed in writing by the Local Planning Authority. The development shall then be carried out in accordance with those details.

12. Notwithstanding the submitted plans, prior to the development commencing on site details relating to the proposed landscaping, walling and drainage provision to be provided to the sites northern frontage to London Road shall be submitted and agreed in writing by the Local Planning Authority.

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 enhance the appearance of the development to accord with policy BE1 of the adopted Hinckley & Bosworth Local Plan.

4. To enhance the appearance of the development to accord with policy BE1 of the adopted Hinckley & Bosworth Local Plan.

5. To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution to accord with policy NE14 of the adopted Hinckley and Bosworth Local Plan.

6. To ensure satisfactory archaeological investigation and recording to accord with policy BE13 of the Hinckley and Bosworth Local Plan.

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7. In the general interests of highway safety to accord with policy T5 of the adopted Hinckley and Bosworth Local Plan.

8. To ensure that adequate off-street parking provision is made to reduce the possibilities of development of the site leading to on-street parking problems in the area during construction to accord with policy T5 of the Hinckley and Bosworth Local Plan.

9. To ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking problems in the area to accord with Policy T5 of the Hinckley and Bosworth Local Plan.

10. To enable vehicles to enter and leave the highway in slow and controlled manner and in the interests of general highway safety and to afford easy access to the site and protect and free and safe passage of traffic in the public highway to accord with policy T5 of the Hinckley and Bosworth Local Plan.

11. In the interests of the safety of users of the highway immediately adjacent to the front wall of the building and in the interests of residential amenity to accord with policy T5 and BE1 of the Hinckley and Bosworth Local Plan.

12. To ensure that there is no unacceptable encroachment into the public highway and that surface water does not drain directly from the site/building into the highway to accord with policy T5 of the Hinckley and 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. This planning permission is subject to a Section 106 Agreement.

5. 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 - telephone 01455 287202.

6. Any street furniture or lining that requires relocation or alteration shall be carried out entirely at the expense of the applicant, who shall first obtain the separate consent of the highway authority.

7. On the basis of the available records, the boundary of the application site indicated on the submitted plan appears to enclose highway land and therefore does not represent an accurate reflection of the availability of land for development. No part of the development site shall encroach into the public highway.

T. M Prowse

Date:- 15 August 2008

TREVOR PROWSE
PROPER OFFICER OF THE COUNCIL